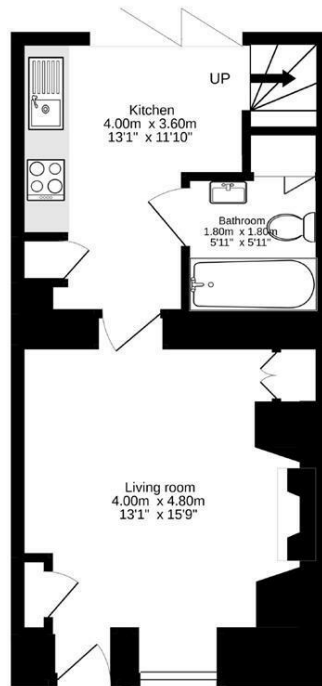




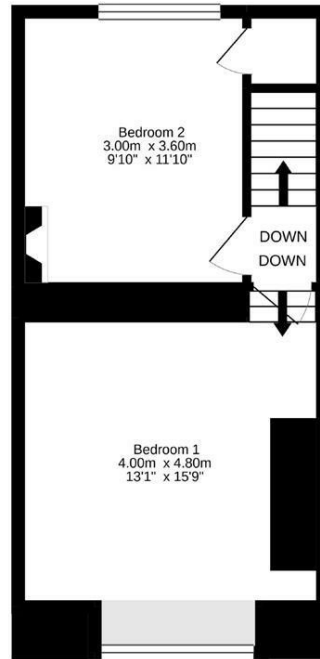
7, CHURCH STREET, BLADON, WOODSTOCK, OX20 1RS

FLOWERS   
ESTATE AGENTS

Ground floor  
29.2 sq.m. (314 sq.ft.) approx.



1st floor  
29.8 sq.m. (321 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 59.0 sq.m. (636 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetreX 11/2020





## 7, Church Street, Bladon, Woodstock, OX20 1RS

Freehold

- Charming two-bedroom period cottage
- Period features throughout
- Kitchen/breakfast room
- Bathroom
- On-street parking
- Central village location with views across Blenheim Palace estate.
- Reception room with wood burner
- Generous rear gardens
- EPC grade C | Council tax band D

This charming two-bedroom period cottage is situated at the heart of the popular village of Bladon, a few minutes' walk from one of Britain's finest world heritage sites, Blenheim Palace and it's stunning grounds.

Boasting an array of period features, the property offers characterful yet well-proportioned living accommodation which unfolds over two floors. The ground floor opens into an attractive reception room with wood burning stove and original timber beams. The modern kitchen occupies the rear of the plan where a good flow of natural light and direct access to the garden are both afforded by the bi-fold doors. The main bathroom is also located on this level. The first floor is home to two double bedrooms.

The rear garden is fully enclosed and is surprisingly spacious for a property of this type in this sought after village and benefits from a terrace with separate lawn. Through the archway of the brick built outbuilding lies a further 'secret' garden with various flower beds, a gravelled area perfect for BBQ's and a garden shed.



' A BEAUTIFUL 2-BEDROOM COTTAGE WITH A WEALTH  
OF CHARACTER FEATURES '



## CONTACT

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Area description

Bladon is a popular village with a strong community spirit. Residents have recently purchased The White House pub which is due to open in the autumn 2020, and the village has allotments and a 'rural' sports area complete with tennis court, football pitch, adventure playground and outdoor gym. There are lovely walks across farmland and through bluebell woods and residents can apply for a walking pass for Blenheim Park, through which Woodstock is a delightful 30 minute stroll. Winston Churchill is buried in the local church. Bladon CoE Primary School has an excellent reputation. There is a local bus service to Oxford and Witney, while Long Hanborough station is located just 1 mile away and offers a direct line to London.

**Local Authority:** West Oxfordshire District Council  
**Council Tax Band:** D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

