



57, HEATH LANE, BLADON

FLOWERS 
ESTATE AGENTS









57, Heath Lane, Bladon, OX20 1RZ

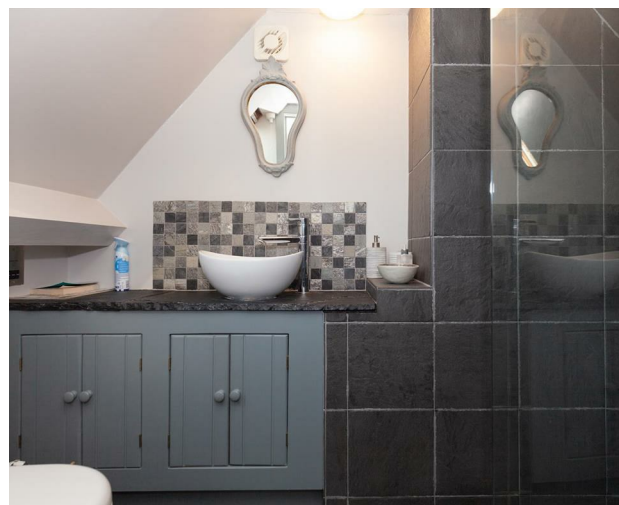
Freehold

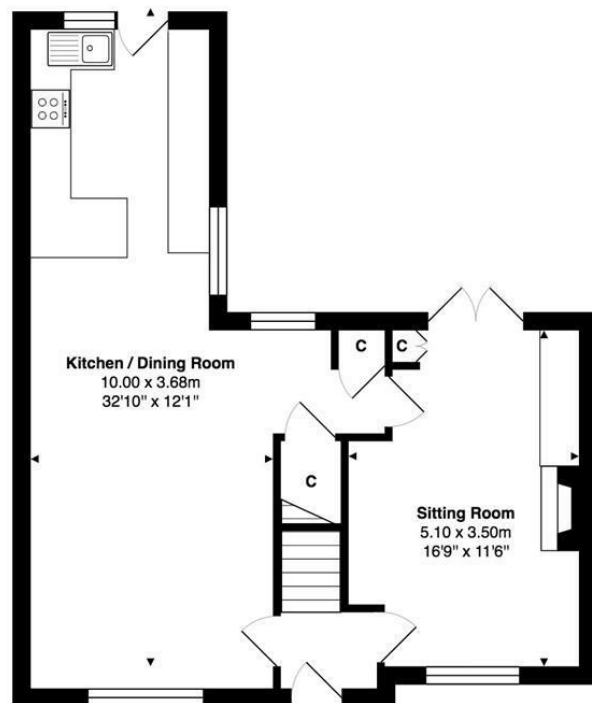
- Ideal family home
- Located on a quiet no-through road
- Semi-open plan living arrangement
- Scope to extend further (STPP)
- Driveway parking
- Four/five bedrooms
- Stunning views across Blenheim Palace
- Loft conversion
- Large well maintained garden
- EPC D | Council tax band C

Occupying an elevated position on a quiet no-through road in the popular village of Bladon, this four/five bedroom family home offers a series of joyful and well-proportioned living spaces which make it suited to modern family living.

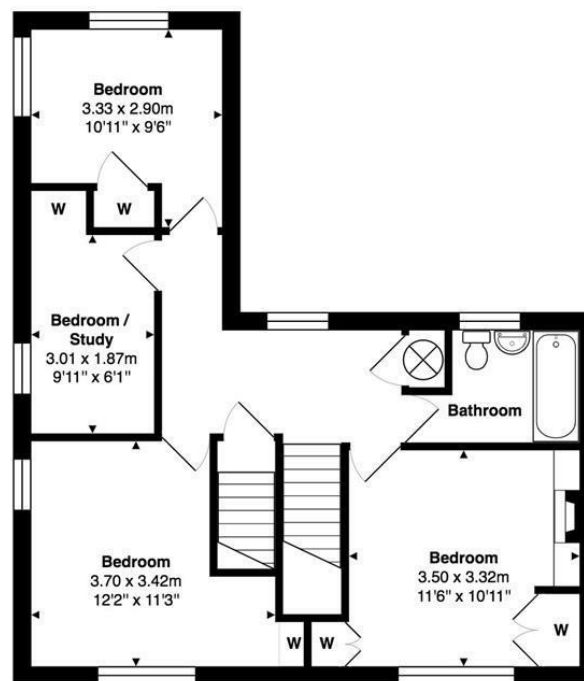
At the heart of the property is a generous kitchen/dining/family room. Dual aspect windows illuminate the space in natural light, creating a truly convivial and relaxed feel, ideal for entertaining. The principle reception room is positioned to the right of the plan where a wood burner and deeper palette evoke a cosy yet intimate atmosphere. The first floor is home to three bright and airy bedrooms and a study/fifth bedroom, plus family bathroom. A tastefully presented double bedroom/ guest suite with impressive provision for storage and en-suite can be found on the second floor.

Outside, the enclosed rear garden is integral to the overall experience of the property, boasting unrivalled views over adjacent farmland and Blenheim Palace beyond. To the front of the house is a gravelled drive which provides parking for multiple vehicles. Lovely country walks from the top of Heath Lane are just a stone's throw away.

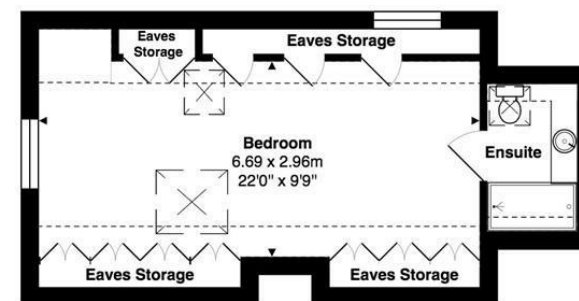




Ground Floor



First Floor



Second Floor

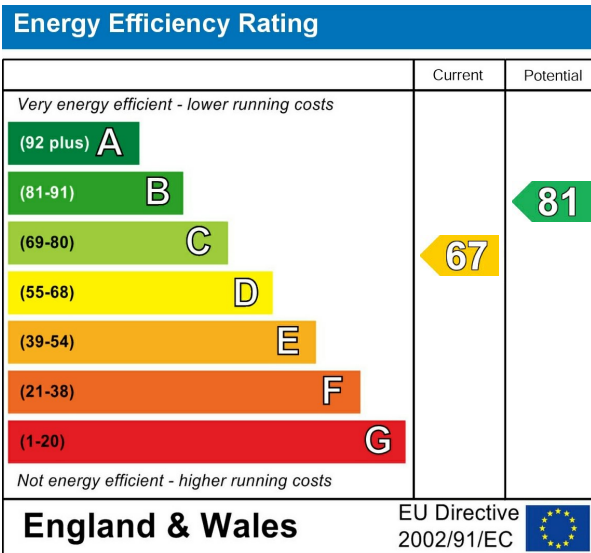
Approximate Gross Internal Area

141.3 m² ... 1521 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk







Bladon

Is a popular village with a strong community spirit. Residents have recently purchased The White House pub which opened in 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 CofE Primary School has an excellent reputation. There is a local bus service to Oxford and Witney, while Oxford Parkway station is just five miles away with direct trains to London Marylebone and Bicester Village.

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: C

TENURE: Freehold

Local Authority: West Oxfordshire

Council Tax Band: C

CONTACT

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