



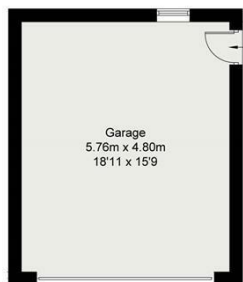
8 THE HOMESTEAD WOODSTOCK, OX20 1XA

£895,000
FREEHOLD

An elegant Large 4 bedroom detached property, and well-appointed family home set within the highly desirable village of Bladon, Woodstock, offering generous living space, extensive parking, and beautifully balanced accommodation designed for modern living. This property, is also situated just a few minutes walk from the gorgeous Blenheim Palace, with excellent free access walks in their extensive grounds. A real must see property! This impressive property opens into a welcoming entrance hall, immediately setting the tone for the quality and space found throughout. The ground floor flows effortlessly, featuring a generously proportioned living room ideal for both relaxed evenings and refined entertaining, alongside a separate formal dining room. The kitchen is thoughtfully arranged and complemented by a separate utility room, providing both practicality and discretion. A ground floor cloakroom completes this level. The first floor offers four well-proportioned bedrooms, including a particularly spacious principal bedroom with ensuite, creating a flexible layout well suited to family living, guests, or home working. A well-appointed family bathroom serves the accommodation, with excellent natural light and a calm, considered feel throughout. Externally, the property continues to impress with ample off-road parking, a double garage, and a generous rear garden, offering an attractive and private setting ideal for outdoor dining, entertaining, or quiet enjoyment. Positioned in the sought-after village of Bladon, on the edge

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Garage



Ground Floor

Not to scale, for illustration and layout purposes only.
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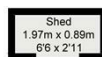
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The Homestead, OX20

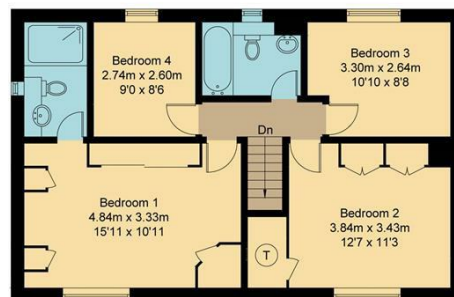
Approximate Gross Internal Area = 122.30 sq m / 1316 sq ft
Garage = 27.60 sq m / 297 sq ft
Shed = 7.10 sq m / 76 sq ft
Total = 157.0 sq m / 1689 sq ft
For identification only - Not to scale



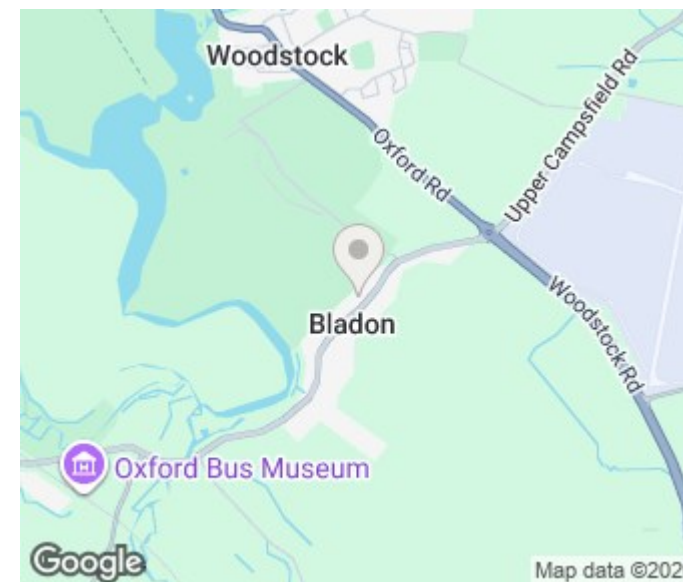
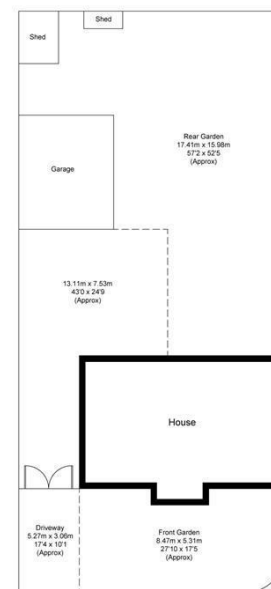
Shed
(Not Shown In Actual
Location / Orientation)



Shed
(Not Shown In Actual
Location / Orientation)



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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