



2, PARK CLOSE, BLADON

FLOWERS 
ESTATE AGENTS









2, Park Close, Bladon, OX20 1RN

Freehold

- Impeccably presented three-bedroom home
- Integrated kitchen with separate utility area
- Luxurious family bathroom
- Exceptional village location just moments away from Blenheim Palace grounds
- Council tax band D
- Partially open plan layout
- Adjoining reception room with wood burner
- Boarded loft space
- Garage and driveway parking
- Awaiting EPC

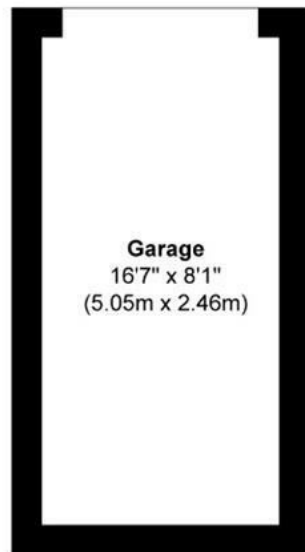
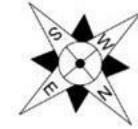
An exquisitely re-imagined three-bedroom home in an enviable setting, tucked away beside a quiet lane leading directly to the historic grounds of Blenheim Palace. Recently renovated to an exceptional specification, this stylish home combines refined contemporary design with a series of well proportioned and thoughtfully curated living spaces.

At the heart of the home is a striking, fully integrated kitchen which gives way to the adjoining sitting room where a biofuel stove forms a welcoming focal point. Expansive glazed sliding doors work to create a seamless interaction between the internal and external living spaces - ideal for both entertaining and relaxed everyday living. The ground floor is completed by a practical utility room with W.C. for added convenience. The first floor is home to three well proportioned bedrooms, served by the luxuriously appointed family bathroom featuring both a bath and walk-in shower.

Externally, the enclosed rear garden has been carefully landscaped to enhance outdoor living, offering an elegant setting for alfresco dining, entertaining and quiet relaxation. Furthermore, the detached garage offers valuable storage and secure parking.

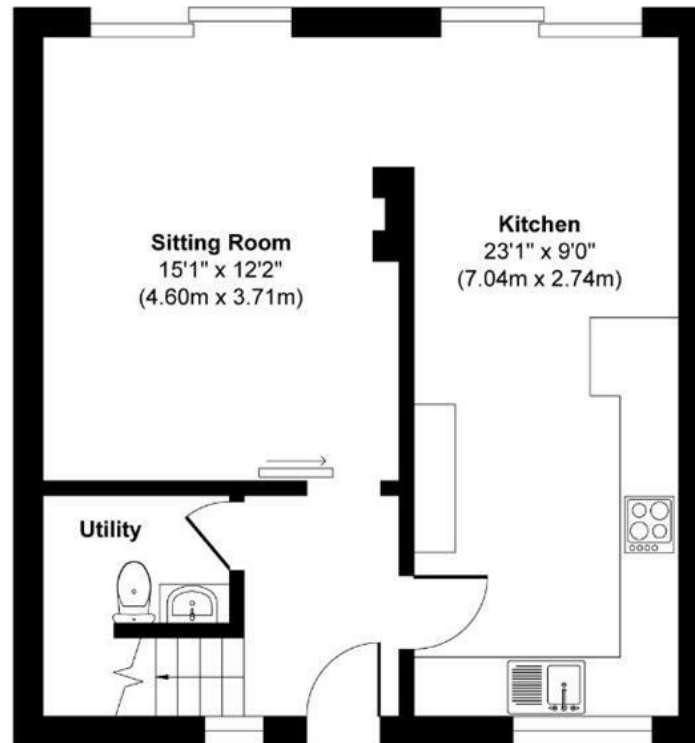
Combining impeccable contemporary finishes with an idyllic location just moments from the renowned parkland and scenic walks of Blenheim Palace, this is a truly turnkey residence perfectly suited to modern day living.

2 Park Close, Bladon OX20 1RN



Garage
16'7" x 8'1"
(5.05m x 2.46m)

Garage
Approximate Floor Area
134 sq.ft
(12.45 sq.m)

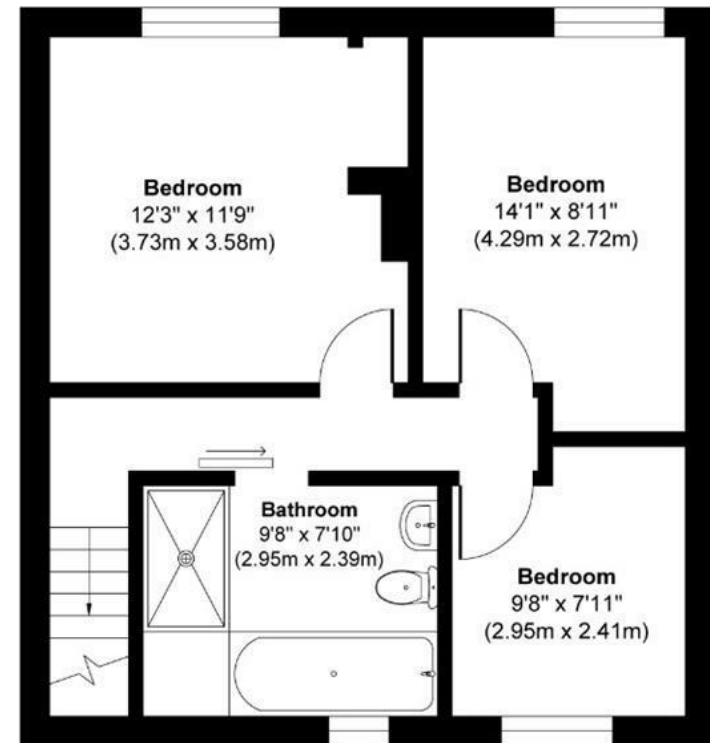


Sitting Room
15'1" x 12'2"
(4.60m x 3.71m)

Kitchen
23'1" x 9'0"
(7.04m x 2.74m)

Utility

Ground Floor
Approximate Floor Area
498 sq.ft
(46.27 sq.m)



Bedroom
12'3" x 11'9"
(3.73m x 3.58m)

Bedroom
14'1" x 8'11"
(4.29m x 2.72m)

Bathroom
9'8" x 7'10"
(2.95m x 2.39m)

Bedroom
9'8" x 7'11"
(2.95m x 2.41m)

First Floor
Approximate Floor Area
498 sq.ft
(46.27 sq.m)

Illustration for identification purpose only, measurements are approximate, not to scale.





Energy Efficiency Rating

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

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.

Local Authority: WODC

Council Tax Band:

CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766

woodstock@flowersestateagents.com

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.

