



**Connells**

Grove Road  
Bladon Woodstock



### Property Description

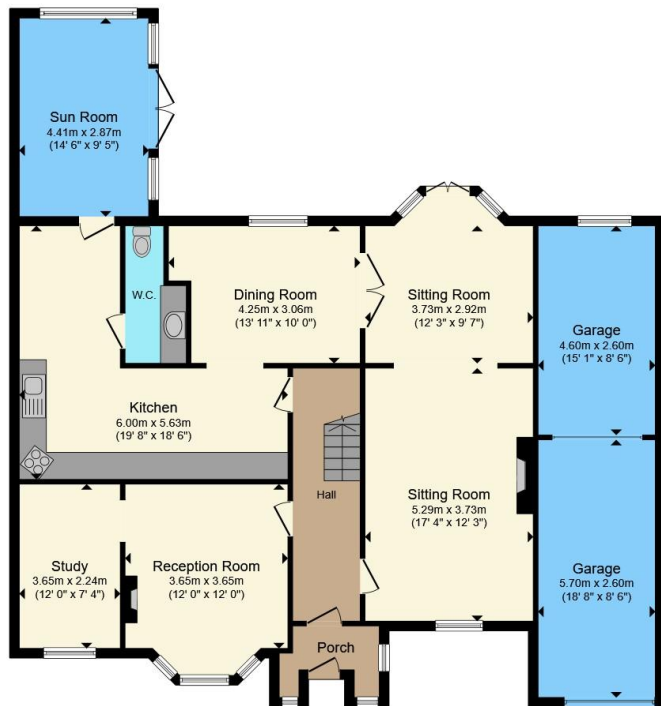
This impressive four bedroom detached residence sits on a wonderful plot of 0.5 acre and offers circa 2483 sq ft of beautifully arranged accommodation in one of Woodstock's most desirable settings, just a short distance from the world renowned Blenheim Palace. Externally the property offers driveway parking for multiple vehicles, and has a wonderful rear garden that really is a gardeners dream with the plot backing onto a nearby quarry featuring plenty of wildlife.

The property opens into an elegant reception hall leading to a choice of refined living spaces, the ground floor presents an exceptional array of reception areas, offering remarkable flexibility for modern family living. A well appointed kitchen sits alongside a formal dining room, ideal for both intimate dinners and larger gatherings, while two substantial sitting rooms-one with an attractive bay window-provide space for relaxing or entertaining in style. Extending from the rear sitting room, a bright and versatile sun room enjoys a wonderful outlook and enhances the home's connection to the garden.

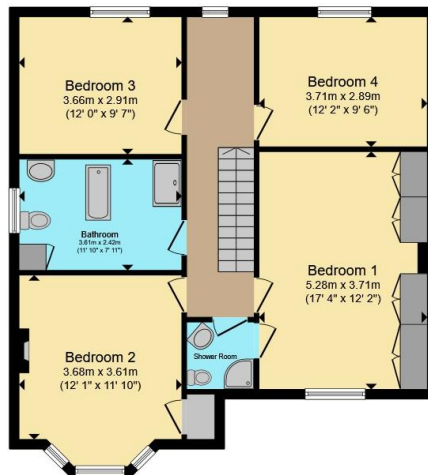
A cloakroom and access to the integral double garage complete this highly practical ground floor layout.

Upstairs, the property continues to impress with four well proportioned bedrooms. The principal bedroom features a private en suite. Three further spacious bedrooms offer exceptional versatility all served by a generous four piece family bathroom.





**Ground Floor**



**First Floor**



Total floor area 230.7 m<sup>2</sup> (2,483 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: G

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Tenure: Freehold



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Property Ref: WNY305933 - 0008