



2, HEATH LANE, BLADON

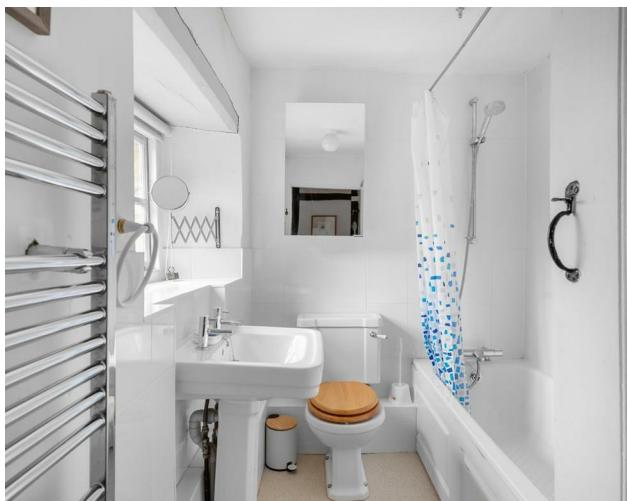
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2, Heath Lane, Bladon, OX20 1SB



Freehold

- Highly regarded village setting, flanking Blenheim Palace grounds
- Three bedrooms
- Large reception room with feature fireplace
- South-west facing garden
- Well proportioned and practical living accommodation
- Grade II-listed semi-detached cottage
- Rich in period charm
- Spacious and sociable kitchen/diner
- Well maintained and presented

Dating back in part to the 17th Century, this handsome Grade II-listed, three bedroom home sits proudly in the heart of the picturesque village of Bladon. Brimming with character, the cottage offers the rare combination of period features with well-balanced accommodation, good ceiling height and a practical layout.

Entry is via the central hall and into the main reception room where a wood-burning stove is housed within a stone fireplace, forming a natural centrepiece. A traditional bay window welcomes in a good quality of natural daylight which softly illuminates the neutral interiors whilst a built in cupboard offers valuable storage space. The partially open-plan kitchen/dining room unfolds across the rear of the plan and allows for a truly sociable experience. A side door provides direct access to the rear garden - a wonderful spot for summertime hosting.

Period features and charm continue up to the first floor where there are two bedrooms and a family bathroom off a bright landing with exposed timbers. The third floor is home to a generous third bedroom with en-suite facilities and built in wardrobes. Whilst the excellent flow of daylight has meant that the space has most recently been used as a creative studio, the proportions mean that it could comfortably be transformed back into a master bedroom if required.

Externally, the south-west facing rear garden is fully enclosed and easily maintained, providing a private and tranquil setting for relaxation. Offered with no onward chain.

2 Heath Lane

Approximate Gross Internal Area = 98.66 sq m / 1062 sq ft

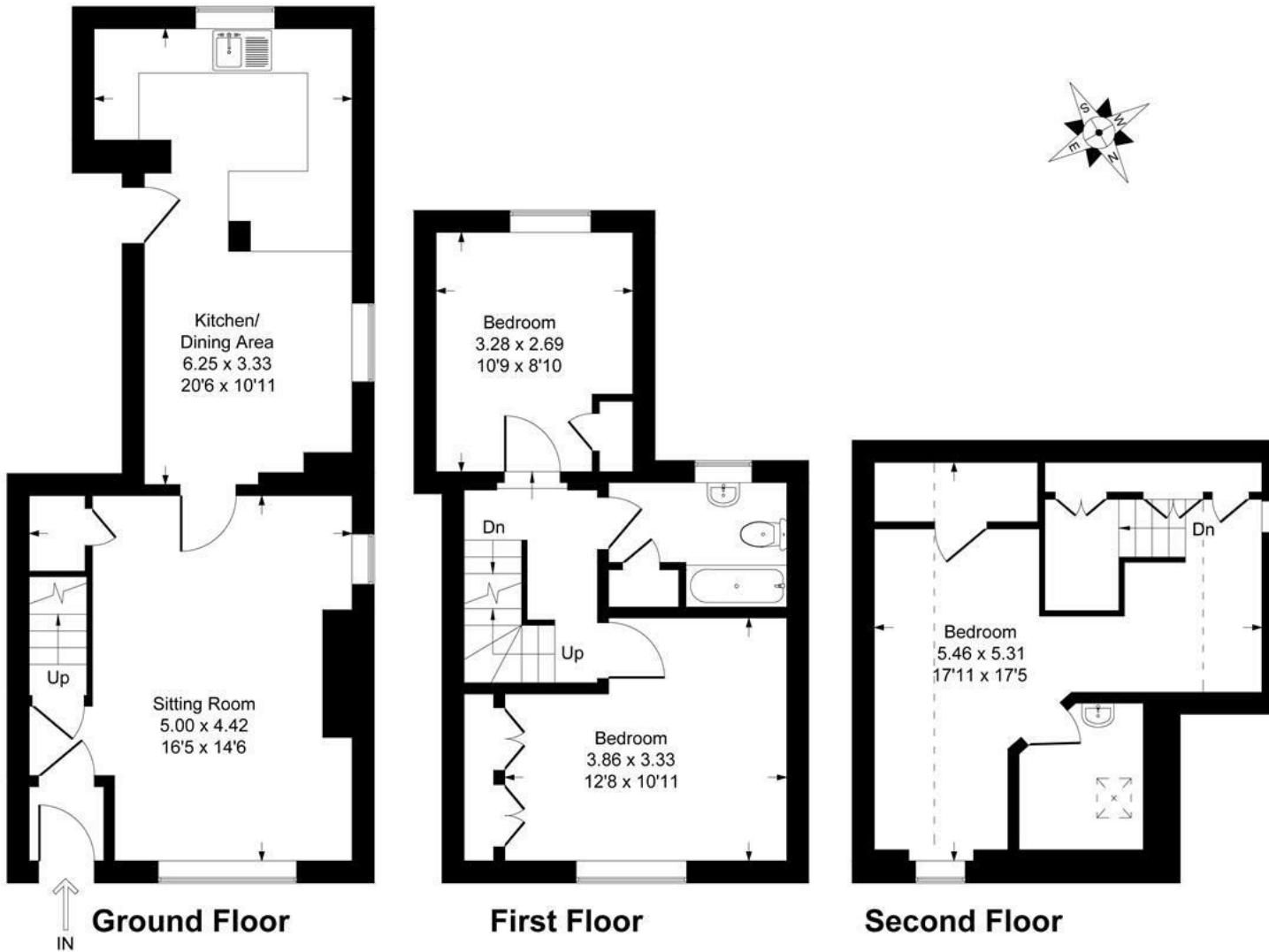


Illustration for identification purpose only, measurements approximate, and not to scale.





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: West Oxfordshire District Council

Council Tax Band: F

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.

CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com



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