



2, HEATH LANE, BLADON

FLOWERS 
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2, Heath Lane, Bladon, OX20 1SB

Freehold

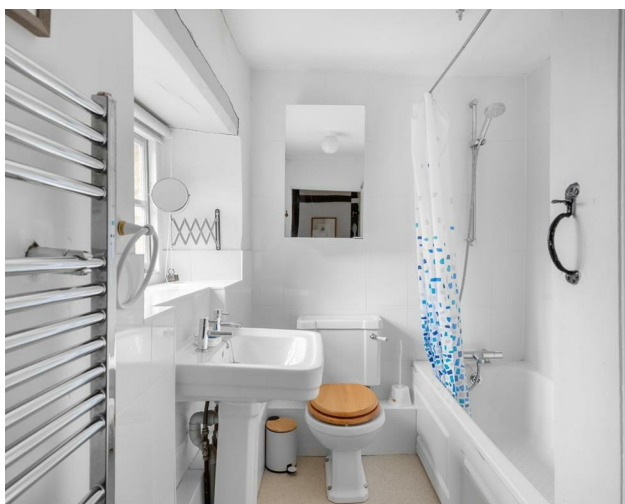
- Highly regarded village setting, flanking Blenheim Palace grounds
- Three bedrooms
- Large reception room with feature fireplace
- South-west facing garden
- Well proportioned and practical living accommodation
- Grade II-listed semi-detached cottage
- Rich in period charm
- Spacious and sociable kitchen/diner
- 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		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(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

CONTACT

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