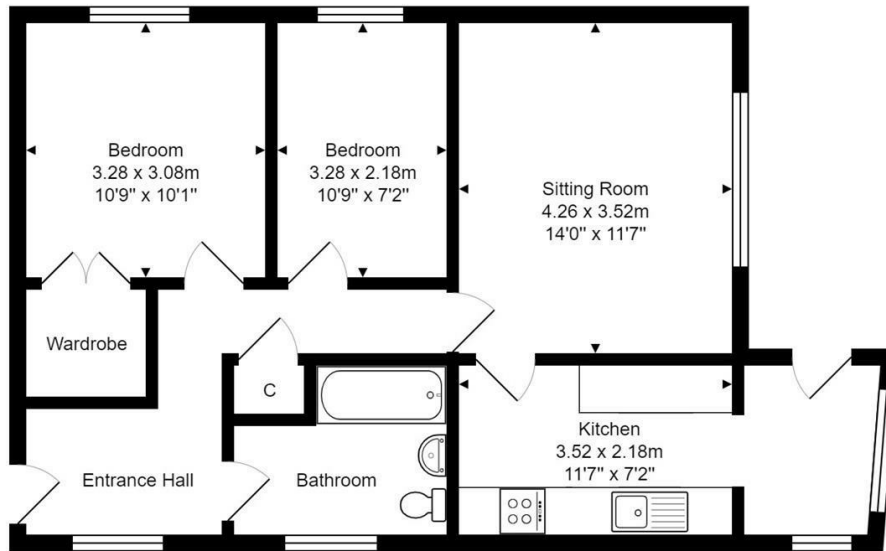




31C, HEATH LANE, BLADON, OX20 1RZ

FLOWERS  
ESTATE AGENTS



Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.





# 31C, Heath Lane, Bladon, OX20 1RZ

Freehold

- Comprehensively refurbished two-bedroom flat in sought-after Bladon village
- Modern bathroom finished to an excellent contemporary standard.
- Private garage providing secure parking or valuable additional storage.
- Excellent access to Woodstock, Oxford, and major transport connections.
- Council Tax Band B
- Stylish contemporary kitchen with quality integrated appliances throughout.
- Double glazing and efficient modern electric heating installed throughout.
- Short walk to Blenheim Palace and beautiful parkland surroundings.
- Rare opportunity to purchase in Bladon for under £300,000.
- Awaiting EPC Rating

The sale of 31c Heath Lane offers a rare opportunity to acquire a purpose-built ground floor flat within the village of Bladon where properties seldom sell for less than £300,000. Notably, the flat has been extensively improved at considerable expense and is now ready for immediate occupation.

The neutral décor creates a superb living environment which comprises a well-proportioned living room, stylish contemporary kitchen, two good sized bedrooms and a modern bathroom. Additionally, the flat is double glazed and has the benefit of cost-efficient electric heaters.

By virtue of its position towards the end of Heath Lane, the property is in a peaceful setting with established green surroundings. Also, there is garage affording valuable additional storage or parking.

Ideally situated just moments from Blenheim Park, with its magnificent parkland walks, and within easy reach of Woodstock, Oxford and excellent transport links, this is an outstanding home for first-time buyers, downsizers, or investors alike.



‘ LOCATED IN THE DESIRABLE VILLAGE OF BLADON,  
A TWO BEDROOM GROUND FLOOR APARTMENT WITH  
COMMUNAL GARDEN AND GARAGE ’



# CONTACT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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:** B

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.

