



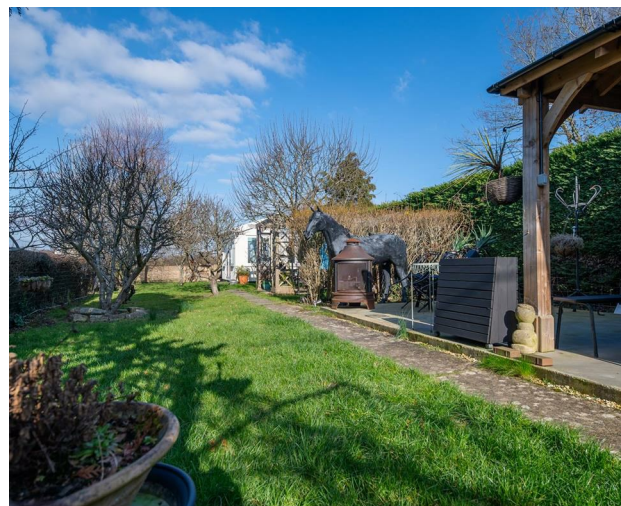
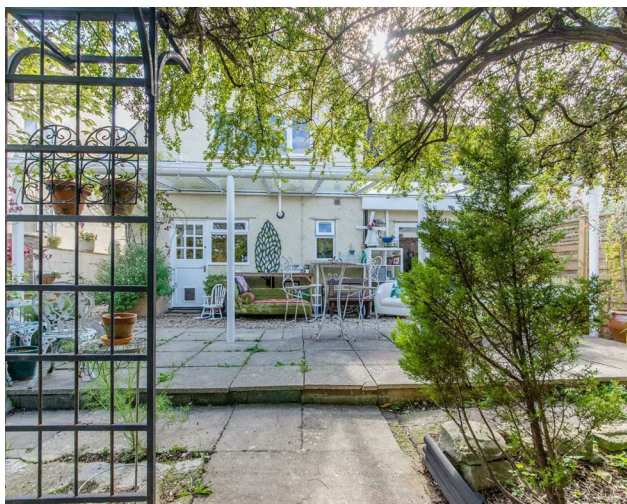
43, HEATH LANE, BLADON

FLOWERS 
ESTATE AGENTS









43, Heath Lane, Bladon, OX20 1RZ

Freehold

- Ideal family home
- Three reception rooms
- Council Tax Band C
- Garden office
- Utility room
- Four bedrooms
- Large garden
- Quiet no-through road
- Modern kitchen
- EPC Rating D

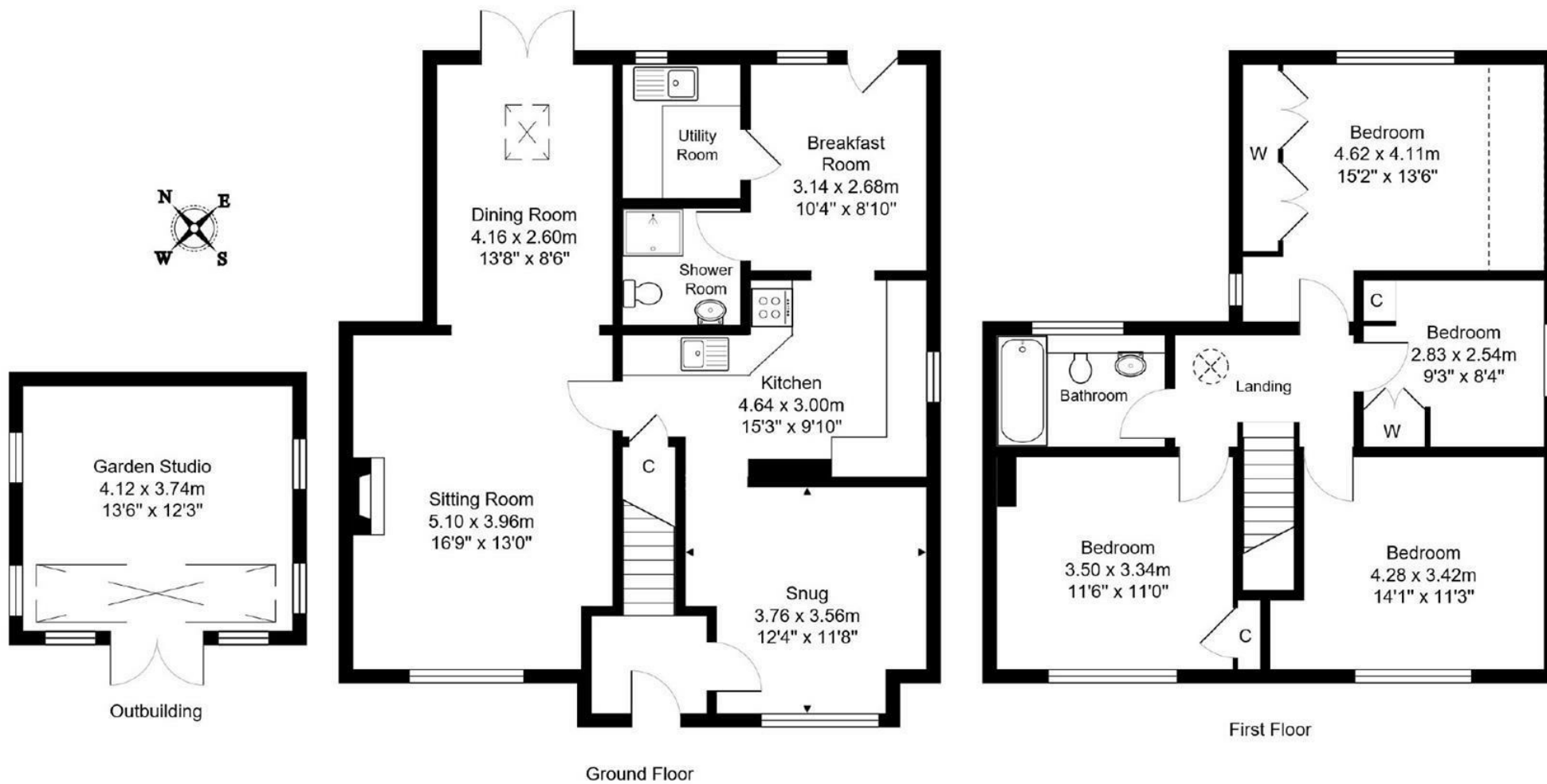
Set in a quiet no-through road in the popular village of Bladon, this four bed house features three reception rooms and a large garden, making it an ideal family home. There is scope to remodel or extend subject to the usual consents.

Key features include a generous, dual aspect sitting/dining room with French doors and an open fire, a modern kitchen with separate breakfast room and large utility room, and a third reception room perfect for use as a study, snug or playroom. There is also a ground floor shower room. Upstairs a large master overlooks the rear garden and there are two further doubles and a single bedroom, plus a family bathroom. The loft has lapsed planning permission for conversion to two double bedrooms and a bathroom.

Outside, the large garden oozes charm and is a key attraction, featuring a small orchard and several covered seating areas, all of which have power. At the end of the garden is a light and spacious garden studio with views over adjacent farmland and Blenheim Palace beyond.

To the front of the house is a gravelled drive which provides parking for 3 vehicles and a stretch of grassy bank which can also provide further parking if required. Lovely country walks from the top of Heath Lane are just a stone's throw away.

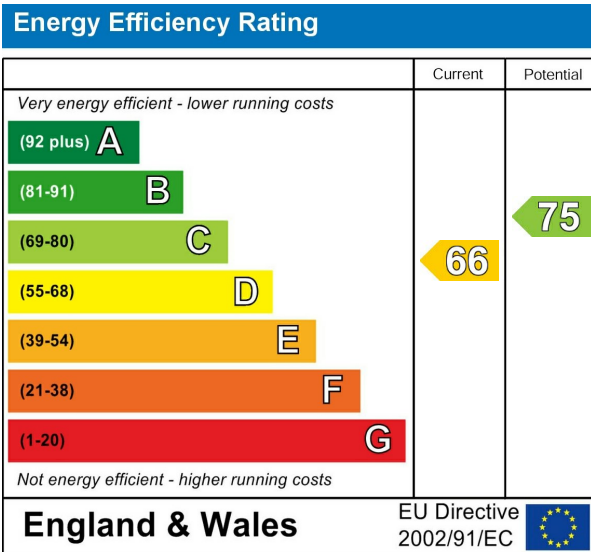
' SPACIOUS 4 BED FAMILY HOME IN QUIET VILLAGE
LOCATION WITH LARGE GARDEN AND PARKING '



Total Area: 155.7 m² ... 1676 ft²

All measurements are approximate and for display purposes only.





Area description

Bladon is a popular village with a strong community spirit. Residents have recently purchased The White House pub, 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 C of E Primary School has an excellent reputation. There is a local bus service to Oxford and Witney, while Oxford Parkway station is just 5 miles away with direct trains to London Marylebone and Bicester Village.

Local Authority: West Oxfordshire District Council
Council Tax Band: C

CONTACT

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