

HEATH LANE
BLADON
OXFORDSHIRE

4 Heath Lane, Bladon

Oxfordshire, OX20 1SB

An especially well-presented period cottage tucked away quietly in the heart of this sought-after village close to Blenheim Park and Woodstock. The property provides a combination of period and contemporary features with accommodation on three floors. To the rear of the cottage is a south-west facing garden and off street parking.

Entering the property, you are greeted by a spacious hallway with a downstairs cloakroom, which leads through to the characterful lounge complete with original exposed beams, inglenook fireplace and a spiral staircase. The large kitchen/diner can be found at the rear of the home and offers a light dining space with a skylight roof along with plenty of worktop space in the form of a peninsular kitchen layout.

The first floor has the master bedroom, family bathroom and a bright office space which can double as a fourth bedroom. Finally, the second floor has a further two bedrooms, the largest of which can easily accommodate a double bed. The property also offers a private south west facing garden with patio space off the back of the house, along with a lawned garden area. The parking for the home is found at the rear of the property.

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 1

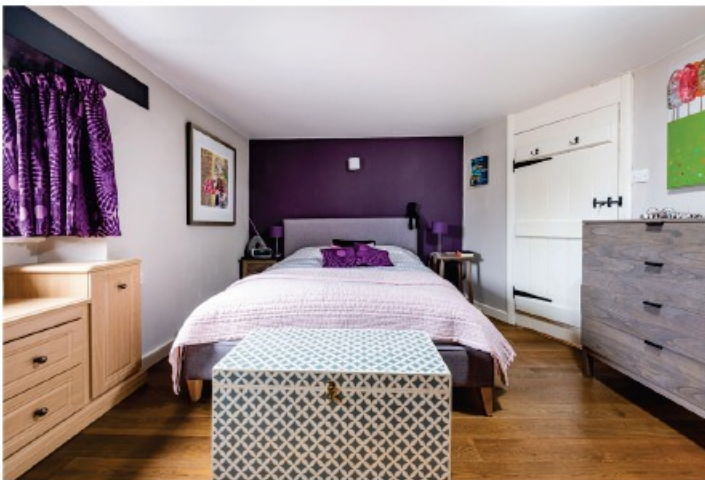
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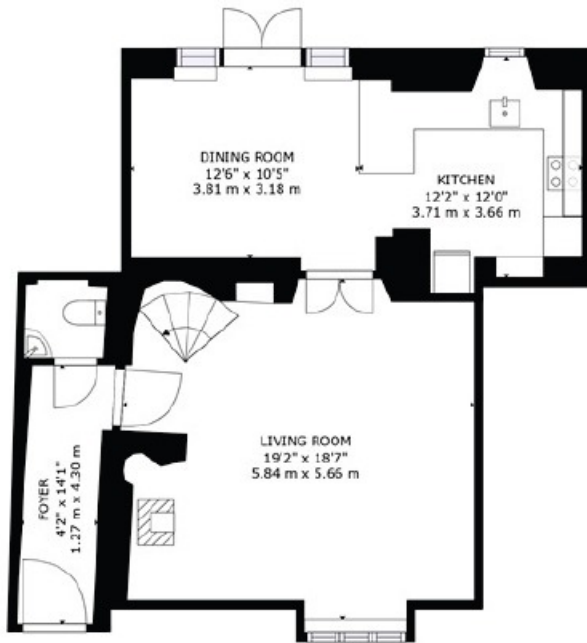


Enclosed Rear
Garden

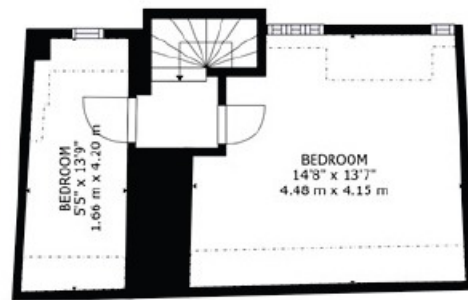
Guide Price: £650,000



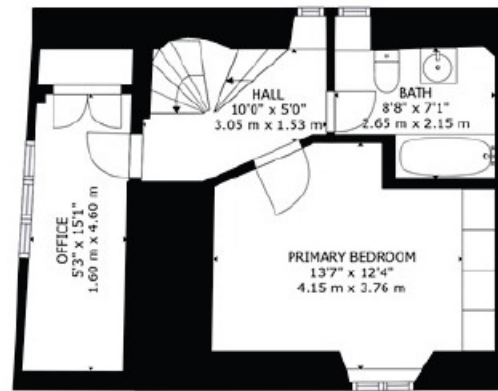




FLOOR 1

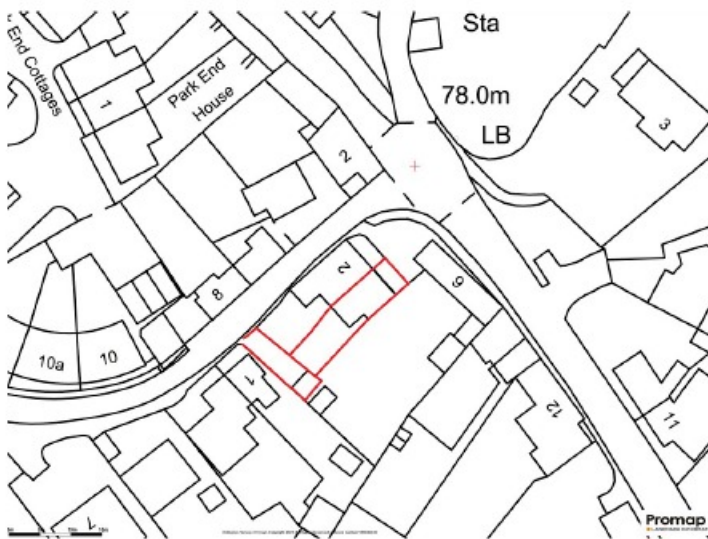


FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 722 sq. ft./67 m², FLOOR 2: 439 sq. ft./41 m²
 FLOOR 3: 257 sq. ft./24 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 71 sq. ft./7 m²
 TOTAL: 1418 sq. ft./132 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band F

Parking
Driveway Parking to the Rear

Local Authority
West Oxfordshire District Council

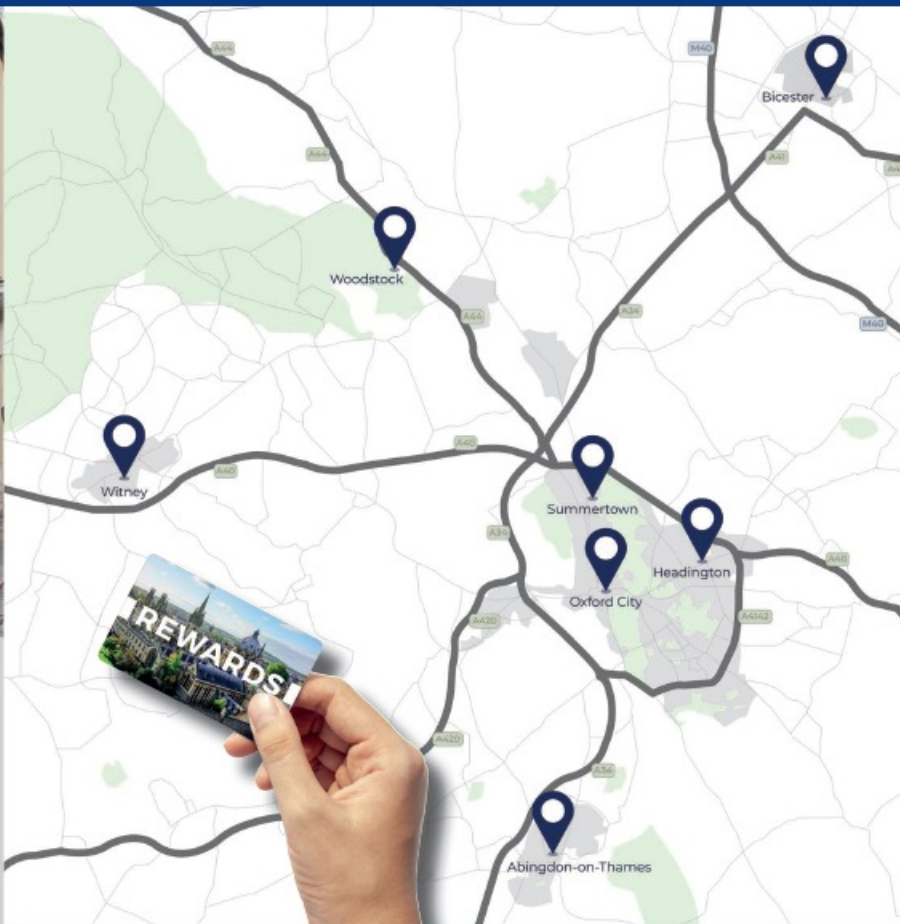


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“Location Description”

Bladon is perhaps best known as the burial place of Sir Winston Churchill (St Martin's Church). The entrance to Blenheim Park lies in the village and provides a 1 mile walk across the Park to the historic town of Woodstock. Village residents can obtain passes to walk in the park without charge. Bladon has a primary school and village pub. A comprehensive range of shopping and leisure facilities are available in the local market towns of Woodstock (2 miles) and Witney (7 miles). There is a bus service to Woodstock, Witney and Oxford and a railway station on the Cotswold Line in the neighbouring village of Long Hanborough. Oxford Parkway rail station, serving both





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