

HEATH LANE  
BLADON  
OXFORDSHIRE

# 23 Heath Lane, Bladon

Oxfordshire, OX20 1RZ

An extended four-bedroom semi-detached family home in Bladon that offers a 100ft lawned and paved rear garden, as well as having access to Blenheim Park close by.

Internally the property offers a hallway leading into the wonderful dual aspect kitchen/dining room with fitted kitchen, central island and feature fireplace. From here there is access to the separate study, downstairs cloakroom and the sitting room with patio doors backing onto the rear gardens. The first floor has a large landing area with access to the four bedrooms with an en-suite shower room to the master bedroom and the family bathroom to service the other bedrooms.

Outside the property there are enclosed gardens that are mainly laid to lawn but with a patio area off the back of the house and at the bottom of the garden there are two wooden sheds and a further garden area. The front of the property has a further raised lawned garden as well as the off-street parking in front of the property.



4



2



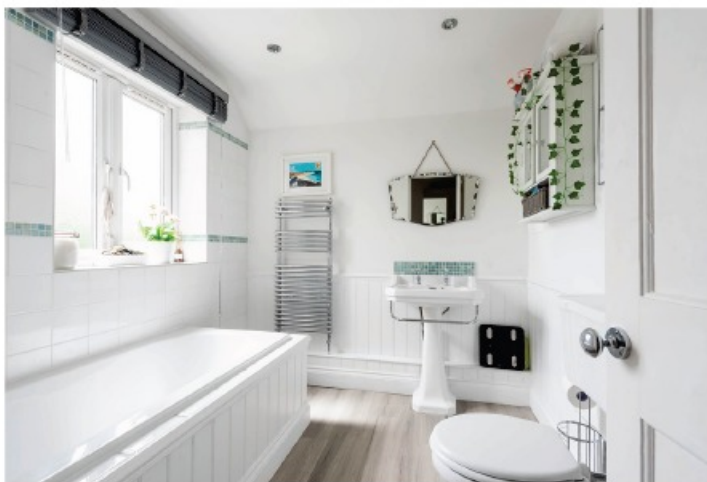
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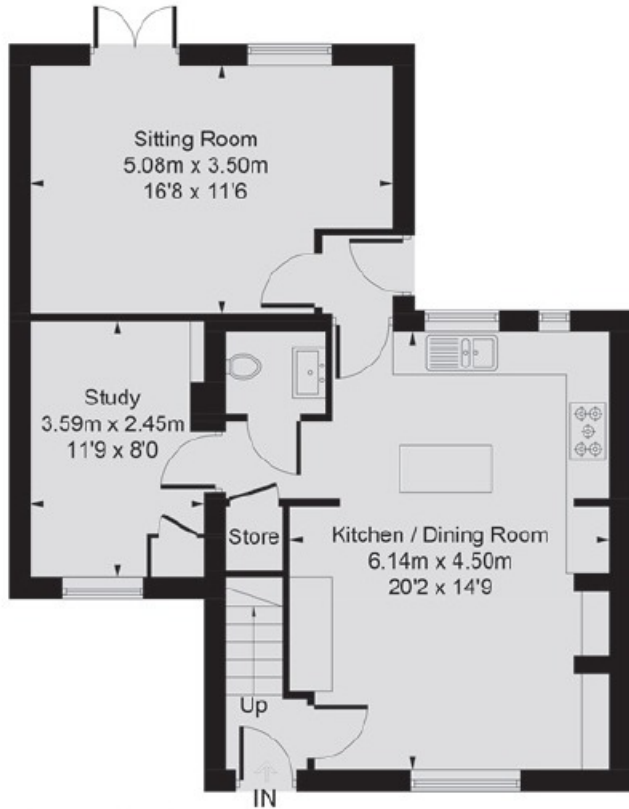
100ft Rear Garden

**Guide Price: £600,000**

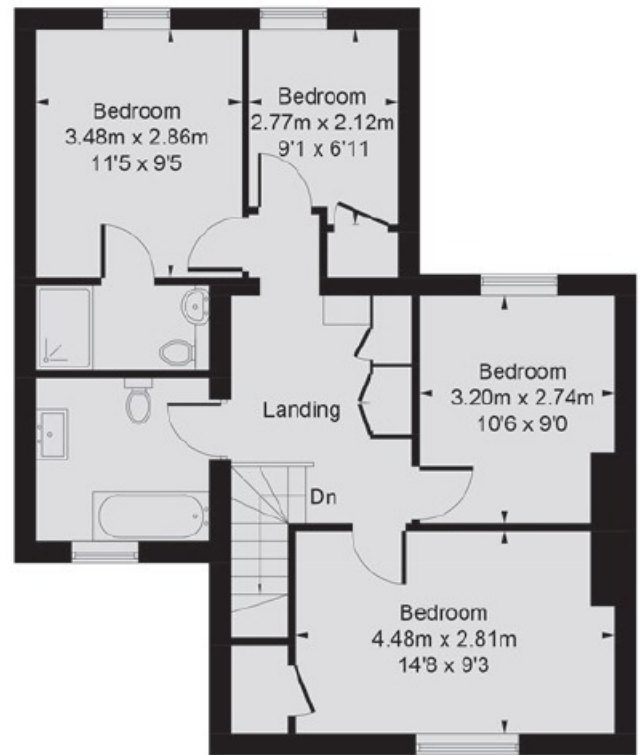




Approximate Gross Internal Area = 123.7 sq m / 1332 sq ft



**Ground Floor**



**First Floor**



**Council Tax:**  
Band C

**Parking**  
Off street parking in front of the property

**Local Authority**  
West Oxfordshire District Council

23 Heath Lane  
Bladon  
WOODSTOCK  
OX20 1RZ

Energy rating

**C**

Valid until  
**6 December 2032**

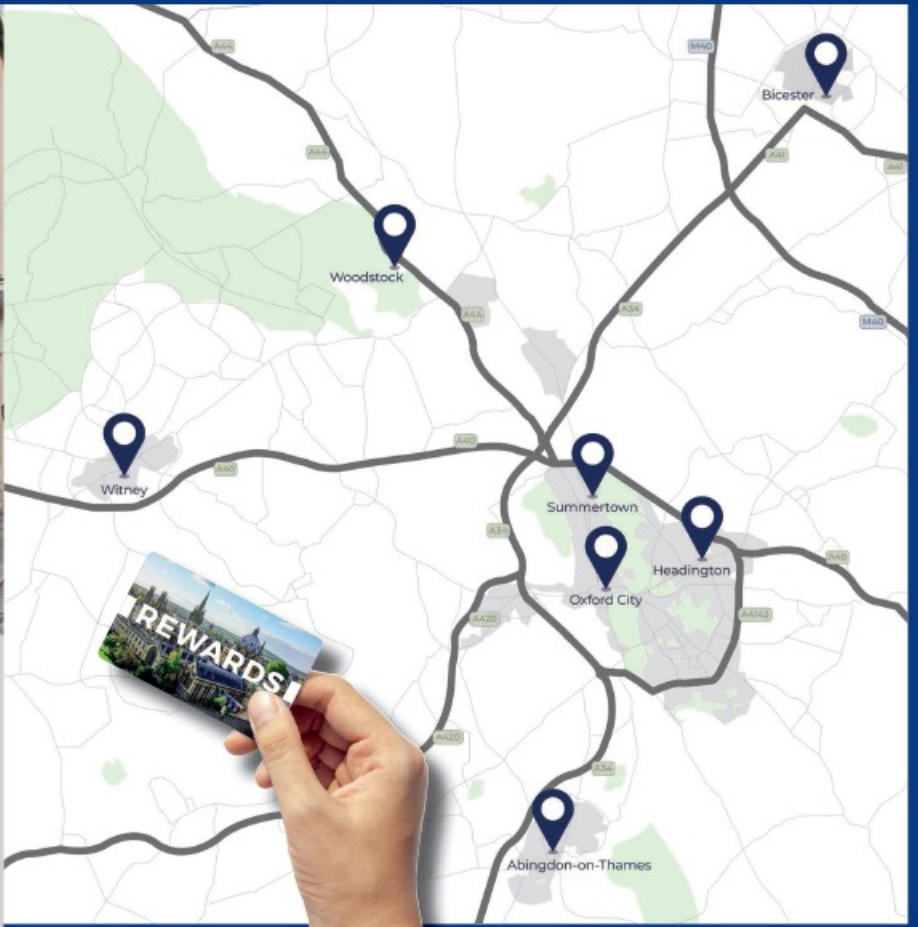
Certificate number  
**0056-3922-7202-3132-4204**

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# “Location Description”

*Bladon is perhaps best known as the burial place of Sir Winston Churchill. 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 and Witney. 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 London Paddington and Marlebone. is c.7 miles.*





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