

GROVE ROAD  
BLADON  
OXFORDSHIRE

# 34 Grove Road, Bladon

Oxfordshire, OX20 1RD

A detached home in the sought-after village of Bladon that has been designed to take full advantage of the secluded rear surroundings.

The property provides flexible, versatile and generously proportioned accommodation over two floors: an open plan kitchen, dining and living room on the top floor makes the most of the view and opens onto a balcony taking further advantage of the view and steps down to the rear garden.

The ground floor benefits from underfloor heating throughout and has the master bedroom with en-suite bathroom and a further three bedrooms, with two of these rooms that can be opened into one large room, also with a family bathroom and a separate utility room.

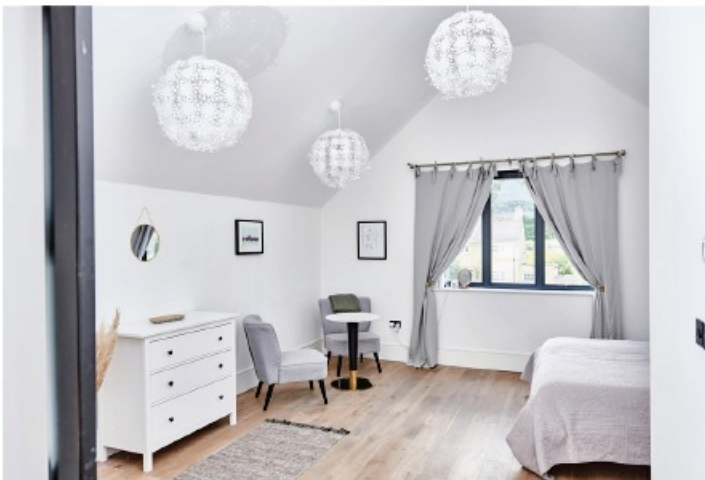
The split-level south facing rear garden is mainly laid to lawn but does have an elevated patio area too. There are also a number of mature trees surrounding to offer a wonderful feeling of seclusion. To the front there is a lawned garden area that has been enclosed by a wonderful dry-stone wall as well as off street parking for a number of vehicles.



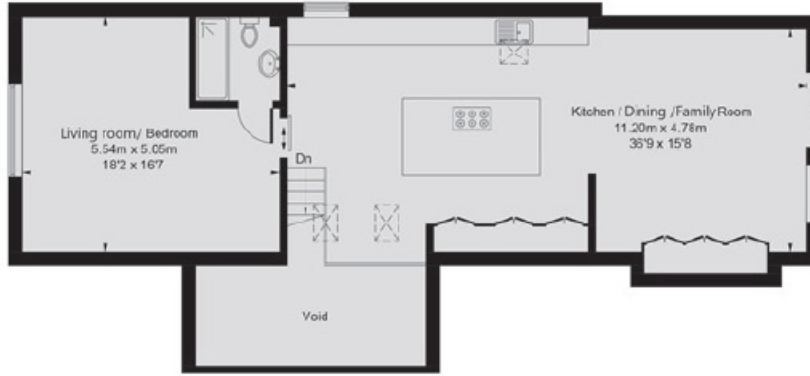
South Facing

**Guide Price: £1,100,000**

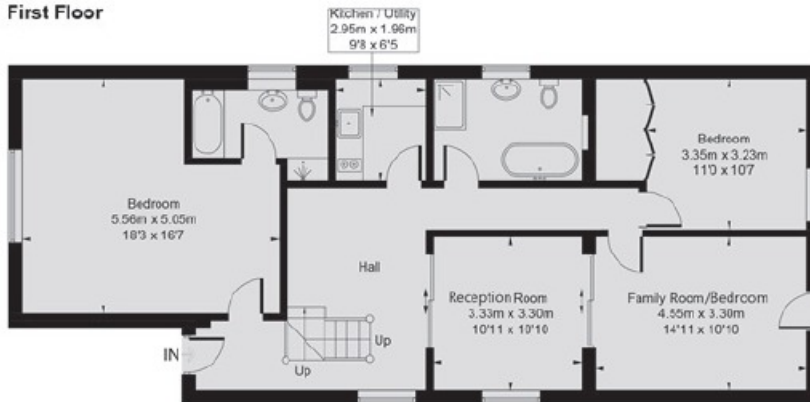




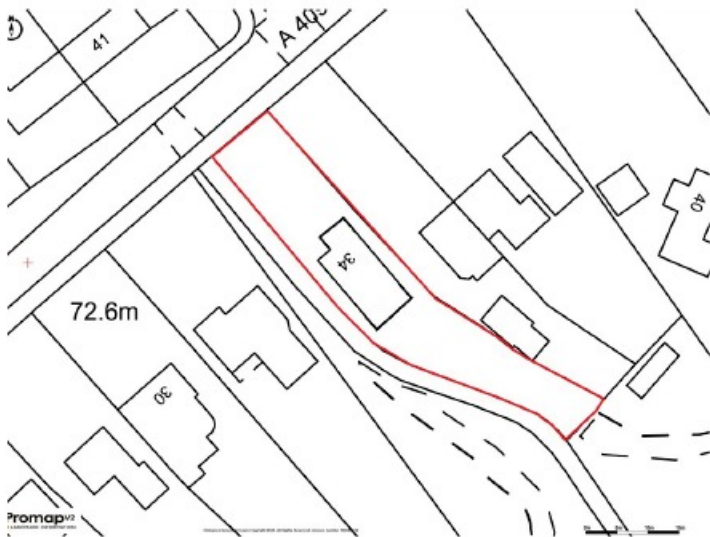
Approximate Gross Internal Area = 193 sq m / 2077 sq ft  
(Excluding Void)



First Floor



Ground Floor



**Council Tax:**  
Band G

**Parking**  
Off street parking

**Local Authority**  
West Oxfordshire  
District Council

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OX20 1RD

Energy rating

**B**

Valid until  
**19 October 2030**

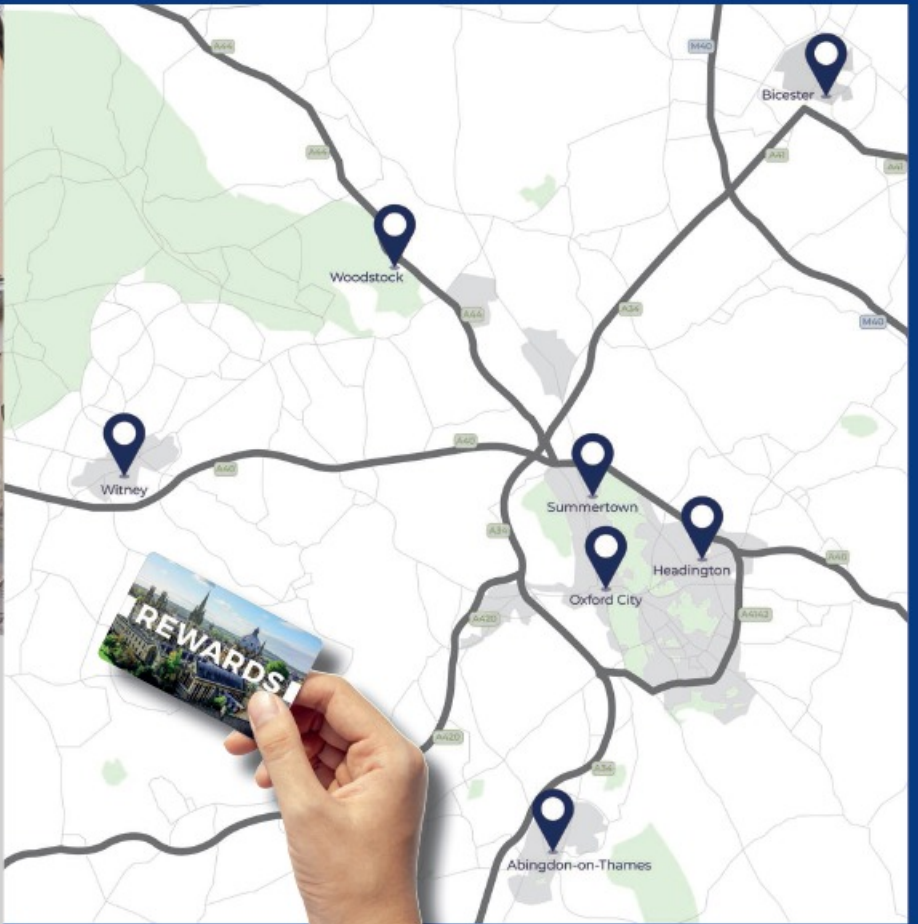
Certificate number  
**2604-3900-2300-1700-7204**

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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 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, serving both London Paddington and Marlebone.*





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