

GROVE ROAD  
BLADON, WOODSTOCK  
OXFORDSHIRE

# 84a & 84b Grove road

Bladon, Woodstock, OX20 1RB

One of a pair of considerably designed new homes positioned in the highly sought after village of Bladon, perhaps best known as the burial place of Sir Winston Churchill. The entrance to Blenheim Park lies across the road with a c.1 mile walk across the Park to the beautiful town of Woodstock.

The entrance hall leads into the open plan kitchen/dining room, flowing through to the separate lounge with french doors opening onto the rear south-easterly enclosed garden.

Upstairs are three bedrooms, with built-in wardrobes to the master bedroom and family shower room.

The homes have been thoughtfully considered with modern life and efficiencies in mind with a mechanical ventilation system with heat recovery (MVHR), underfloor heating to the ground floor, PV solar panels to the roof and air source heat pump central heating, plus connection provision for EV charging. Minoli tiling throughout the ground floor, except the carpeted lounge, and to the shower room. The enclosed rear garden benefits from a patio area for entertaining and lawn.

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 2

 1



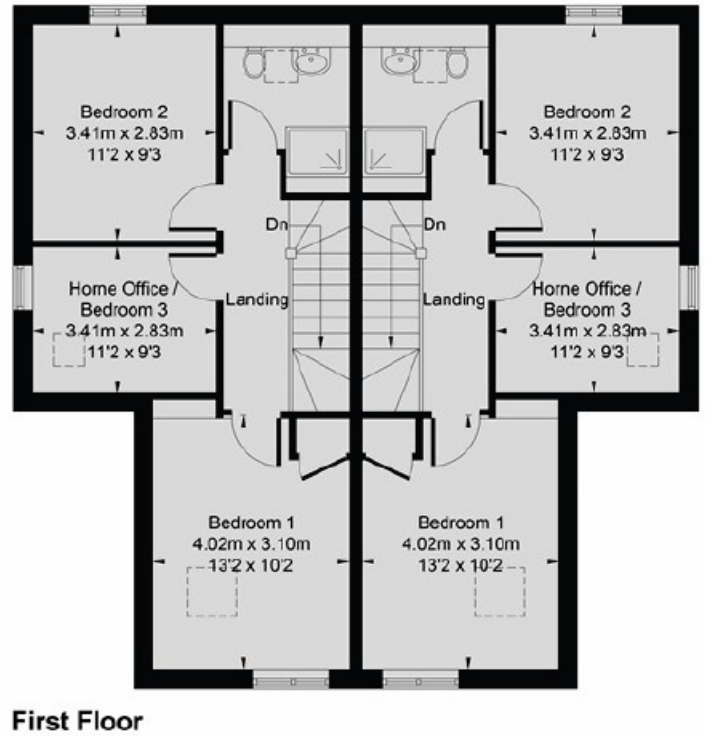
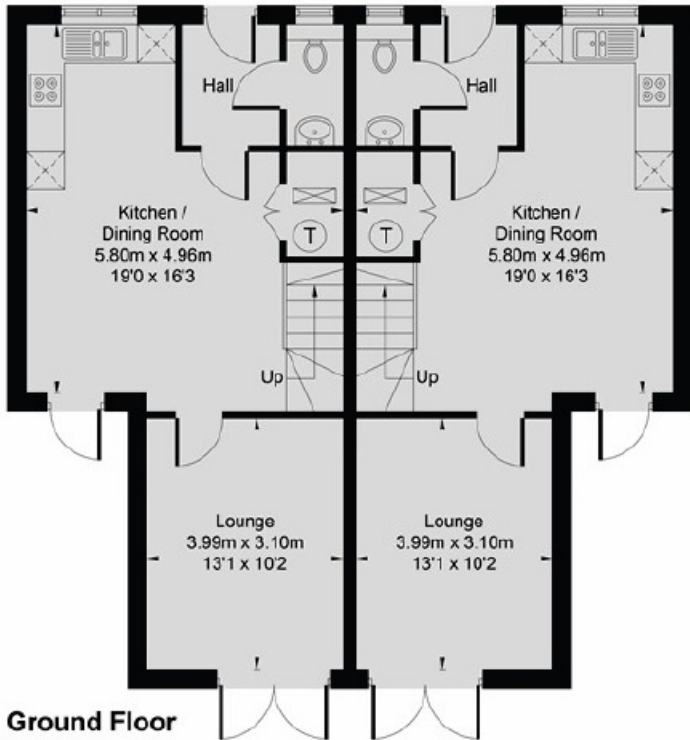
East facing

**OIEO: £450,000**





Approximate Gross Internal Area Of Each Property = 79.69 sq m / 858 sq ft



<b>Council Tax:</b> TBC	<b>Parking</b> Allocated Parking
<b>Local Authority</b> West Oxfordshire District Council	

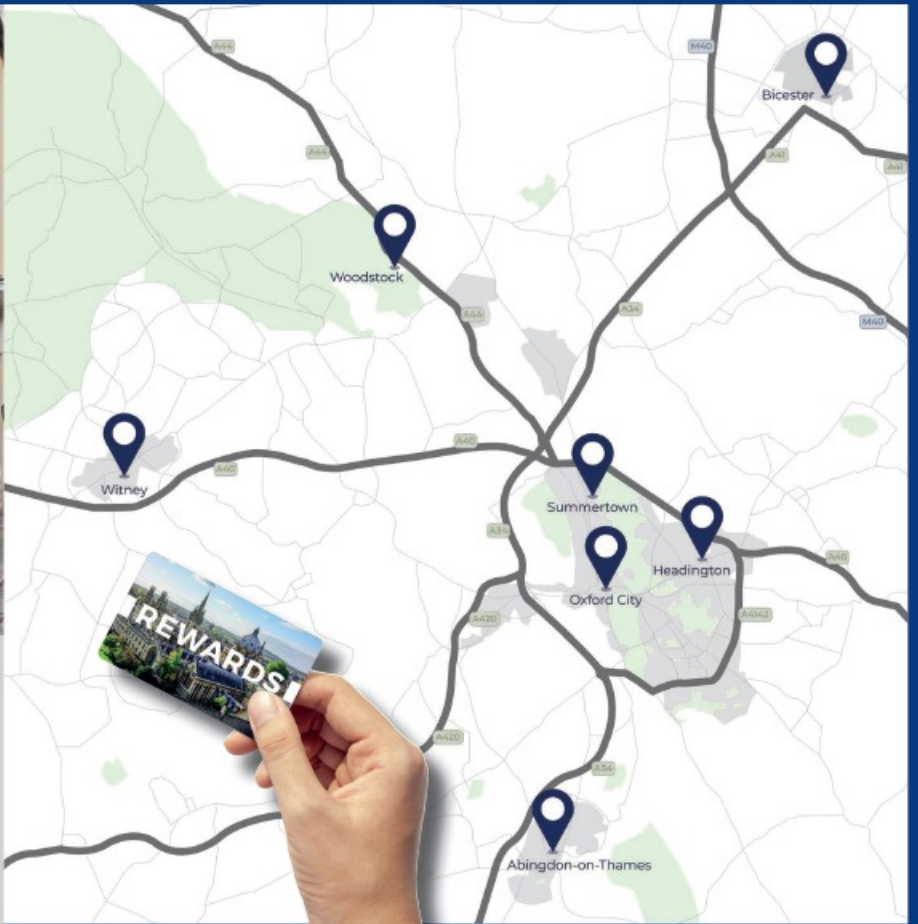
84A Grove Road Bladon WOODSTOCK OX20 1RB	<b>Energy rating</b> <b>A</b>
<b>Valid until</b> 8 October 2033	<b>Certificate number</b> 6837-7530-0009-0781-6202

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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.*





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