

LINCOLN GROVE
BLADON
OXFORDSHIRE

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Taston Cottage, 6 Lincoln Grove

Bladon, Woodstock, Oxfordshire, OX20 1SE

A beautifully presented three-bedroom, two reception room family home with a wonderful contemporary interior. Backing onto Blenheim Park, which is a world heritage site, the property forms part of a small development of nine homes built to high energy efficiency standards.

The interior is stylish and well-designed throughout, incorporating a spacious downstairs living and social space with a traditional wood burning stove, a kitchen/dining room, a second reception room that is currently used as another bedroom but would also lend itself well as a play/family room or study and a useful downstairs cloakroom.

The spiral staircase with vaulted ceiling leads you up to the first floor to three well-proportioned bedrooms, a master bedroom with en-suite and two further bedrooms all with built-in wardrobes (the smallest of the three currently designed as a dressing room, but easily reverted back to a bedroom) and a family bathroom.

Thoughtfully designed and low maintenance gardens front and rear of the property, along with a driveway and an allocated parking space to the front of the property.

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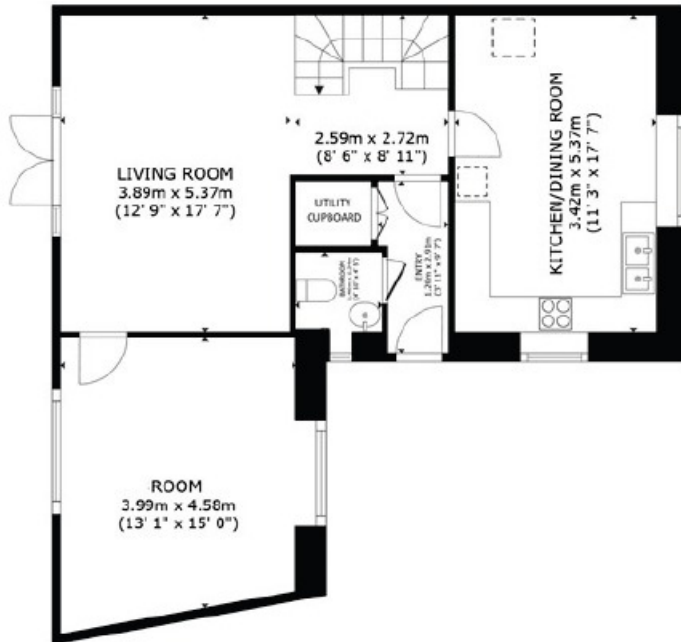


Enclosed and landscaped

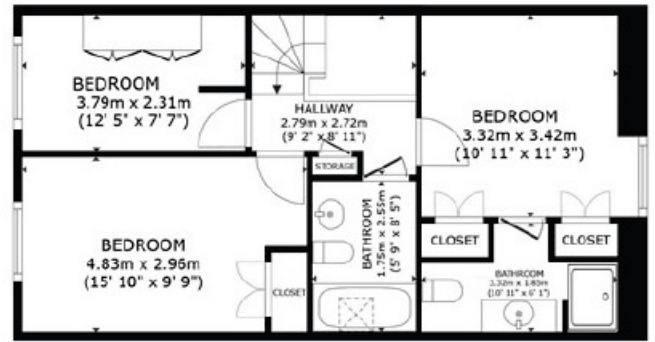
Guide Price: £630,000







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 175.6 m² (814 sq.ft.) FLOOR 2 54.7 m² (589 sq.ft.)
 TOTAL : 130.3 m² (1,402 sq.ft.)

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Council Tax:
Band E

Parking
Driveway parking plus
one allocated space

Local Authority
West Oxfordshire
District Council

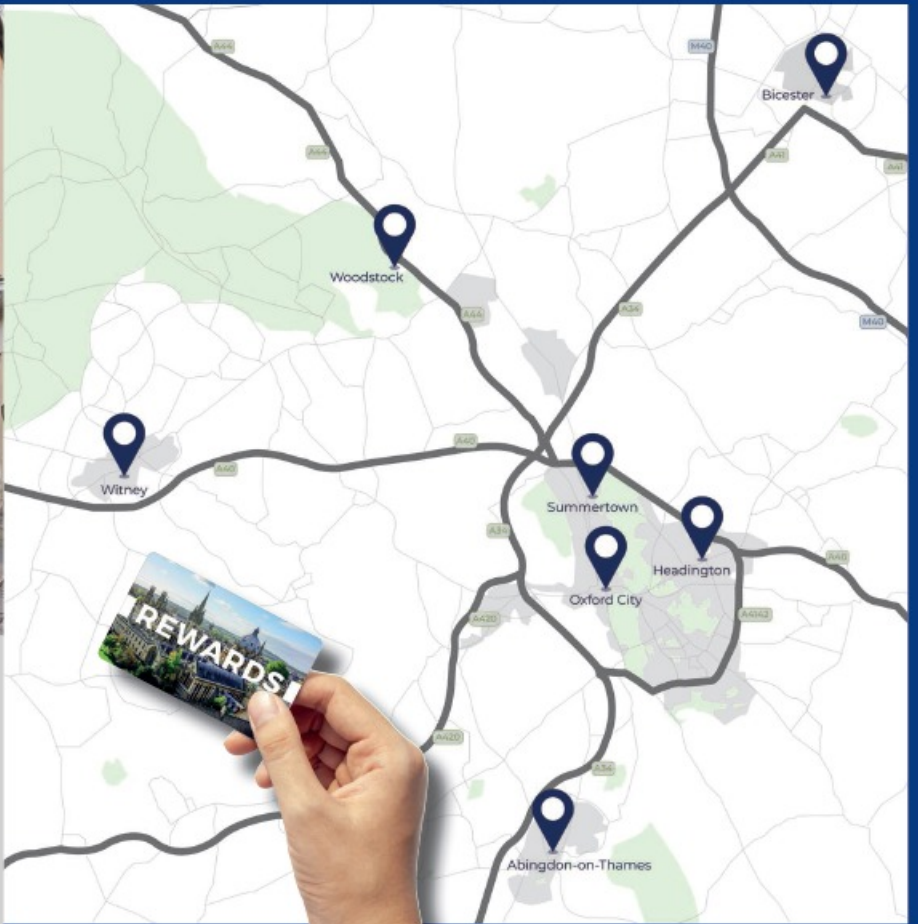


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“Location description”

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. Bladon has a highly respected primary school and community run village pub. A comprehensive range of shopping and leisure facilities are available in the local market towns of Woodstock (ability to walk through Blenheim Park) 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 Lona Hanborough.





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