



The Homestead, Bladon, near Woodstock, Oxfordshire

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6 The Homestead, Bladon, Woodstock, Oxfordshire, OX20 1XA

A beautifully presented, spacious five bedroom house in a secluded location on the edge of this sought-after village overlooking Blenheim Park.

Hanborough Station 1.4 miles, Woodstock 1.5 miles, Estelle Manor 4.2 miles, Oxford Parkway 5.8 miles, Oxford 7.5 miles, Charlbury 9 miles, M40 (J9) 9 miles, Bicester 12 miles, Chipping Norton 12.5 miles

By rail, Hanborough to Oxford from 9 mins, to Paddington from 63 mins, Bicester to Marylebone from 51 mins, Oxford Parkway to Marylebone from 1 hour 9 mins.

Large open-plan kitchen/living room
Cloakroom | Utility room | 2 Downstairs bedrooms with en-suite bath/shower rooms
First floor principal bedroom with en-suite bathroom and balcony | Second bedroom with en-suite bathroom | Study | Charming shepherd's Hut, with bed/living space, kitchenette and shower room | Off street parking | Landscaped gardens.
EPC Rating D

The property

The Homestead is a beautifully presented, spacious five bedroom home in a secluded location on the edge of this sought-after village overlooking Blenheim Park. The property, recently and stylishly renovated, has a distinct feel that permeates throughout, creating a luxurious ambience.

There is a splendid and welcoming open-plan kitchen-living area, featuring a kitchen island with a breakfast bar and seating. The well-equipped kitchen, expertly designed by a seasoned chef with 35 years of experience, includes convenient features such as a drawer

dishwasher and fridges. The living room area has two large French doors which open on to the terrace and garden. The layout can be seen on the floor plan, suffice to say all the bedrooms have beautiful bath/shower rooms and there is a practical utility room, area for boots and a downstairs cloakroom.

The principal bedroom has a west facing balcony with views of the garden and Blenheim Park beyond.

Situation

Bladon is a sought-after village, just south of Woodstock, north of Oxford and closely associated with the Blenheim Estate. St Martin's Church is the burial place of Sir Winston Churchill. There is a primary school and a pub. There is a bus service (S7) to Witney and Hanborough, where there is a main-line railway station with trains to Oxford and London Paddington, and to Woodstock and Oxford.

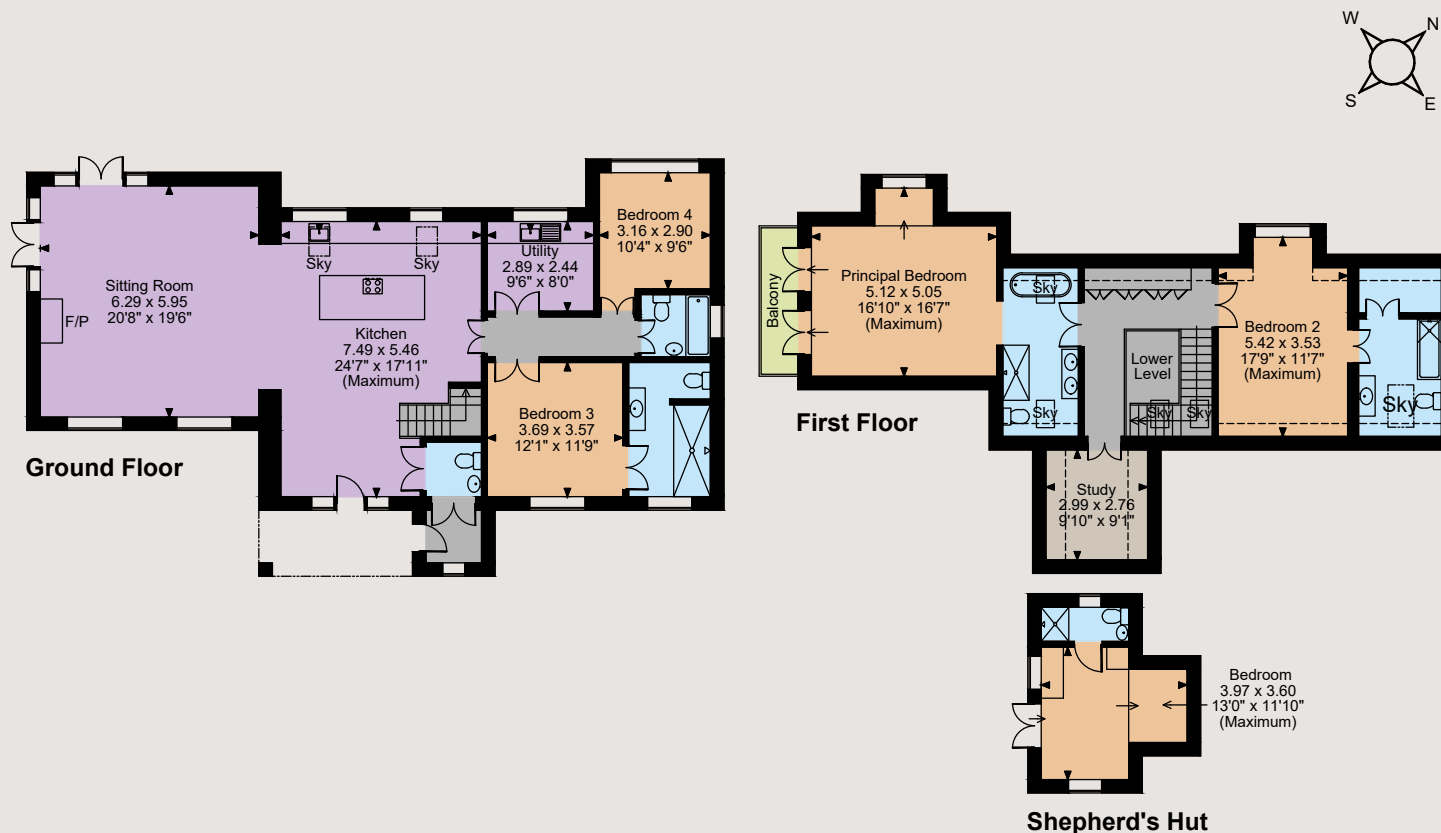
The historic town of Woodstock has a wonderful range of amenities including restaurants, pubs, a multitude of shops and independent boutiques as well as Blenheim Palace with its magnificent park which is a UNESCO world heritage site. Bladon residents are entitled to a free pass to the estate which can be enjoyed all year round. Woodstock is also a significant cultural centre with its museum and holds a number of literary, sporting and music festivals. Being close to Oxford and only 12 miles from Chipping Norton, Bladon is also ideally located for access to the Cotswolds, Daylesford, Soho Farmhouse and the recently opened Estelle Manor at North Leigh.

London is easy, from J 9 on the M40. In addition to Hanborough Station, trains from Bicester and Oxford Parkway run to Marylebone. There are an excellent range of schools with Marlborough School in Woodstock and Oxford's independent schools on the doorstep, including The Dragon School, Oxford High School, Magdalen College School, Summerfields and St Edwards to name but a few.





Floorplans
House internal area 2,230 - 2,384 sq ft (207 - 222 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Outside

There is a lovely enclosed and landscaped garden, with large terrace ideal for alfresco dining and a beautiful, slightly elevated, seating area. Additionally, in the corner of the garden is the fifth bedroom; a charming Shepherds Hut equipped with a double bed, sofa, kitchenette, shower room, providing a charming private retreat separate from the main house. There is ample off road parking.

Directions

(OX20 1XA) The Homestead is a right hand turn when heading west through the village. No. 6 is the last house.

What3words: starting.bathtubs.quitter

General

Local Authority: West Oxfordshire

Services: Mains water, electricity, gas and drainage

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,300,000

Oxford

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