

# Bletchingdon Park Stables, Bletchingdon

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# An elegant grade II listed Georgian home located in the beautiful historic surroundings of Bletchingdon Park.

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## Summary of accommodation

**Ground floor** Sitting room | Kitchen/breakfast room | Cloakroom

**First floor** 2 bedrooms | 2 bath/shower rooms

**Outside** Private walled garden and to the front is a delightful shared courtyard and parking.

## Distances

Village shop 0.5 mile, M40 (J9) 3 miles, Oxford Parkway (London Paddington 60 minutes) 6 miles, Bicester village and railway station 7 miles (All times and distances are approximate).

## Location

The property is situated on the edge of the sought-after village of Bletchingdon, in a prime Oxfordshire location. There is a village green in the centre of the village with a primary school and a public house to either side. Bletchingdon Park has its own gates to the village church from its grounds. There is a Co Op on the edge of the village within the Duchy Fields development, which also has a new junior school.

The estate is well located for excellent communications, with the A34 providing access to the M40 (giving access to London and Birmingham), A40, Oxford and Newbury. Trains from Bicester provide a fast rail service into London Marylebone, taking around 57 minutes. Heathrow and Birmingham airports are within easy reach, and private planes can be landed at nearby Oxford airport.

The area is renowned for its schooling, with Oxford schools including Headington, St Edwards and The Dragon School. Others in the area include Stowe, Tudor Hall, Bloxham, Cothill and Radley College. Bletchingdon Park is surrounded by recreational and sporting opportunities, with footpaths and bridleways providing excellent walking and horse riding, golf at Kirtlington and racing at Newbury.



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## The Property

An exclusive and elegant grade II listed Georgian home forming part of the sympathetically converted Bletchington Park Stables set in a beautiful Oxfordshire countryside setting approached via a tree-lined driveway and next to a church.

Charming accommodation arranged over two floors with an open fireplace, high ceilings, sash windows, farmhouse style kitchen and stunning bedrooms one of which has an exposed stone fireplace.

The main reception rooms have excessively generous ceiling heights and original sash windows permitting plenty of natural light. On the ground floor is a sitting room, kitchen/ breakfast room and cloakroom. There are two double bedrooms on the first floor, both with built-in storage and two bath/shower rooms.

To the rear is a private walled garden and to the front is a delightful shared courtyard. Plus further private parking in slot number three.

## Property information

**Services:** Mains electricity, water and drainage. Central heating and underfloor electric heating via Air Source heat pump. Air circulation system.

**Local authority:** Cherwell District Council. Tel: 01295 252535

Oxfordshire County Council. Tel: 01865 792422

**Council Tax Band:** F

**Tenure:** Share of freehold

**EPC:** Rating D

**Service Charge:** £1,400 per annum

**Guide Price:** £600,000

## Viewings

By appointment through sole selling agent Knight Frank.





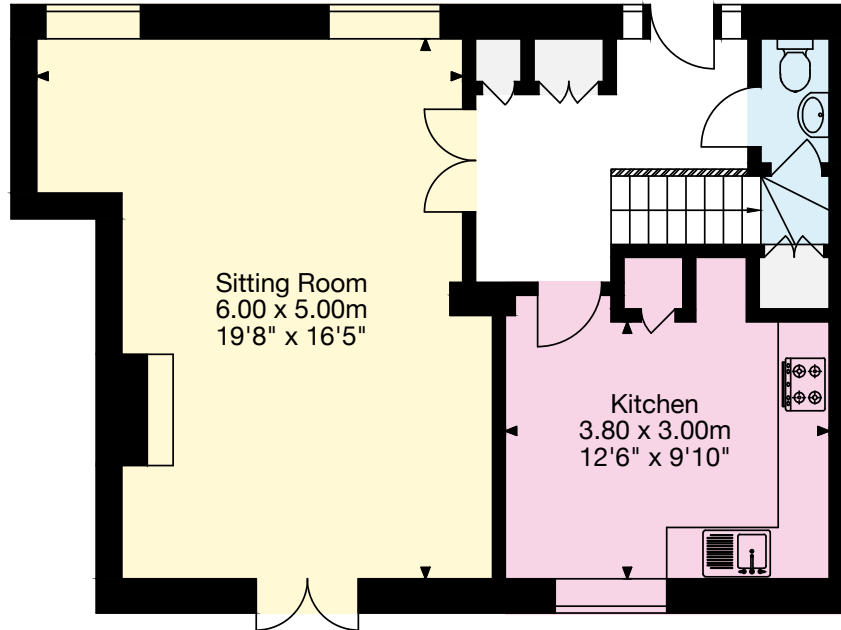
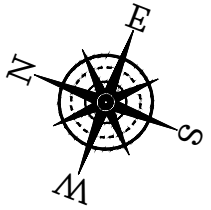




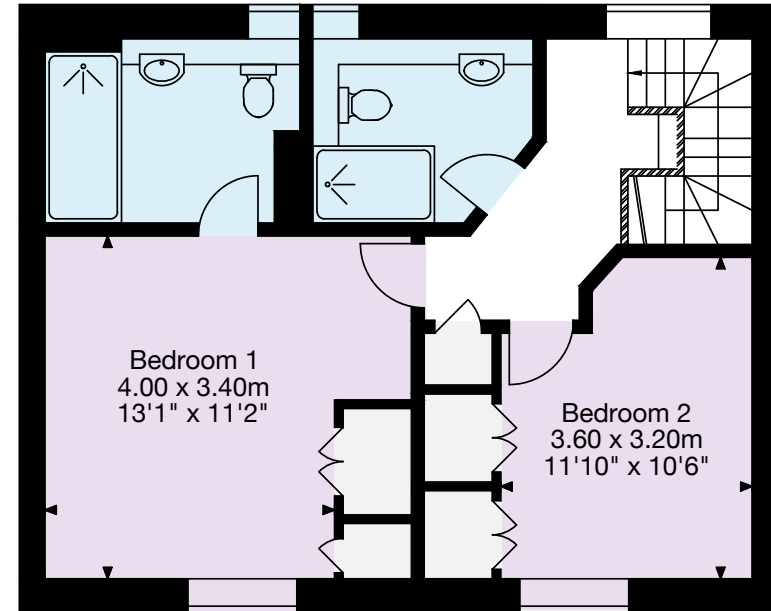
## Approximate Gross Internal Floor Area

Total Area = 106 sq m / 1,145 sq ft

This plan is for guidance only  
and must not be relied upon as a  
statement of fact. Attention is drawn  
to the important notice on the last page  
of the text of the Particulars.



Ground Floor



First Floor

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I would be delighted to tell you more

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Particulars dated June 2022. Photographs and videos dated June 2022.

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