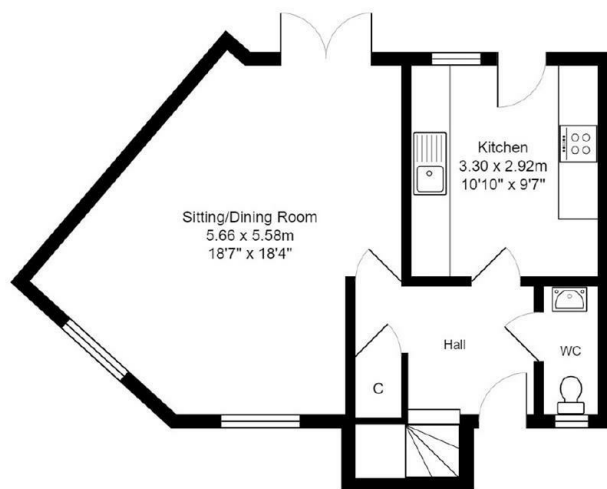


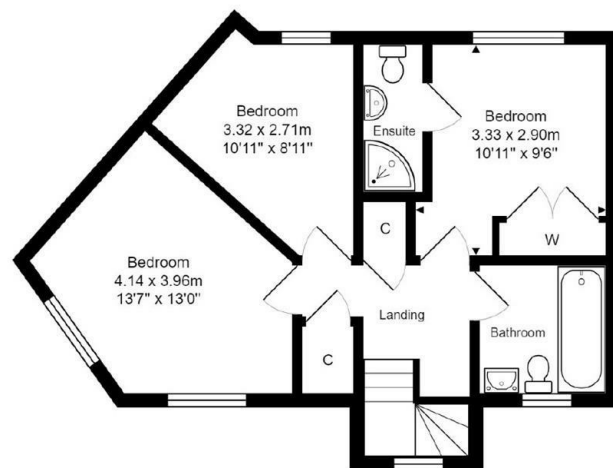


19, RANDOLPH AVENUE, WOODSTOCK, OX20 1FG

FLOWERS 
ESTATE AGENTS



Ground Floor



First Floor

Total Area: 84.5 m² ... 910 ft²





19, Randolph Avenue, Woodstock, OX20 1FG

Freehold

- Close to schools
- 1 single bedroom
- Ensuite shower
- Modern kitchen
- 2 parking spaces
- 2 double bedrooms
- Family bathroom
- Sitting/dining room
- Garden
- Council Tax: D EPC Rating: C

An exemplary 3 bedroom, 2 bathroom home on this popular development just a short walk from the highly respected primary and secondary schools of Woodstock. There is also access to the bridle way which links to a network of serene countryside walks.

Built in 2008, this semi-detached house has a bright and modern kitchen with integrated Neff oven and gas hob and space to add a fridge freezer, washing machine, tumble dryer and dishwasher. The sitting/dining room is dual aspect so pleasantly light, with French windows onto the rear garden. The entrance hall features a large storage cupboard and there is a handy ground floor WC for added convenience.

Upstairs the master has an en suite shower and large built-in wardrobe. There are a further two bedrooms and the third benefits from bespoke and newly fitted built in storage. There is also a modern family bathroom with shower over the bath.

Lovingly planted, the current owner has much improved the rear garden in the last year. The extended patio area offers an ideal space for socialising and a long raised flower bed and pretty garden shed have been added. The property also offers two allocated parking spaces.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Area description

Woodstock is a thriving market town situated eight miles north-west of Oxford on the edge of the Cotswolds. Home to Blenheim Palace and its stunning 554 acre park, it offers an appealing mix of town and countryside and boasts an impressive choice of pubs, cafes, restaurants, shops and hotels. Its comprehensive schools are well respected and Oxford's private schools conveniently accessible. The M40 is within easy reach and Oxford Parkway train station provides a direct service to London Marylebone. There are four buses an hour into Oxford. Residents enjoy a free walking permit for Blenheim Park and there are many beautiful farmland walks, as well as a lido, museum and bowls and tennis club. Soho Farmhouse is approximately 15 minutes' drive away. For more info on Woodstock visit www.wutw.co.uk.

Services

EPC Rating C
All main utilities connected
Council Tax Band D
Freehold

Local Authority: West Oxfordshire District Council

Council Tax Band: D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

