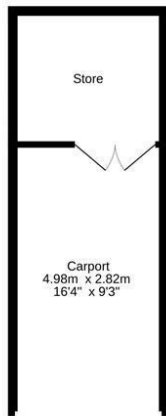




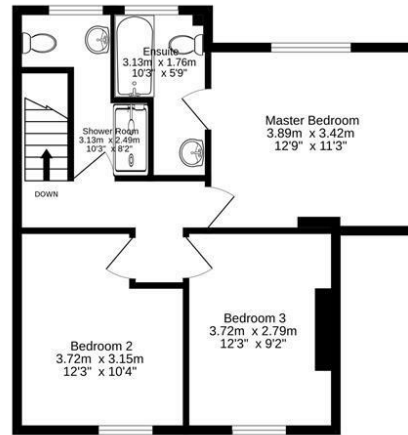
2 WOODLEYS COTTAGES, WOODSTOCK, OX20 1HJ

FLOWERS 
ESTATE AGENTS

Ground Floor
70.4 sq.m. (758 sq.ft.) approx.



1st Floor
49.4 sq.m. (532 sq.ft.) approx.



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TOTAL FLOOR AREA : 119.8 sq.m. (1290 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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2 Woodleys Cottages, Woodstock, OX20 1HJ

Freehold

- Terraced period cottage
- Magnificent field views to rear
- Three bedrooms
- Close to Blenheim Palace
- Generous lawned front garden
- Reception room
- Idyllic location near Woodstock
- Car port

Set in a secluded position on the outskirts of Woodstock, 2 Woodleys Cottages is a charming three-bedroom 19th century mid-terrace home in an enviable location bordering the prestigious World Heritage site of Blenheim Palace.

Characterised by its well-proportioned flexible set of living spaces, the ground floor leads from the front reception room through to the dining area and adjoining kitchen which benefits from a magnificent rural backdrop of uninterrupted farmland. There is also a useful downstairs cloakroom and under-stairs storage cupboard.

The three bedrooms and family bathroom are located on the first floor with the principle bedroom benefits from an ensuite.

Externally, a private driveway shared with the other two properties in the terrace lines the approach and leads to a car port with separate storage area. A large south-facing private expanse of lawn unfolds at the front of the property.

Whilst well maintained by the existing owners, the home offers an excellent opportunity for some modernisation. Offered with no onward chain.





CONTACT

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Woodstock
OX20 1TS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Woodstock

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has an active community and a charming centre with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities and good access to the well known Oxford schools including St. Edwards, Summer Fields, The Dragon, Oxford High, Headington Girls and Radley. Woodstock is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon and Soho Farmhouse is approximately 15 minutes' drive away. There are a variety of commuter options for Oxford, London & the Midlands including regular buses to Oxford Parkway station providing fast (approx. 55 mins) trains to London Marylebone.

Local Authority: WODC

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.

