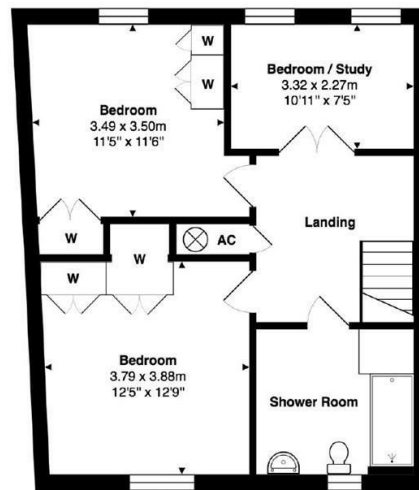
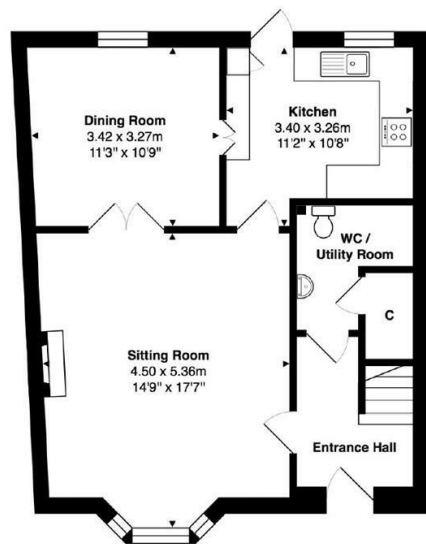




46, UPPER BROOK HILL, WOODSTOCK

FLOWERS   
ESTATE AGENTS





Ground Floor

First Floor

Approx. Gross Internal Area: 112.4 m<sup>2</sup> ... 1210 ft<sup>2</sup> (excluding carport)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
Drawn by E8 Property Services. www.e8ps.co.uk







# 46, Upper Brook Hill, Woodstock

## Freehold

- Retirement cottage
- Country views
- Large sitting room
- Communal gardens
- Dining room
- Near town centre
- 3 bedrooms
- Carport
- Shower room
- Cloakroom/utility

A deceptively spacious and nicely presented three bed Cotswold stone retirement cottage within a Cognatum estate, which allows you to maintain an independent lifestyle within a secure and supportive community.

Located just a short walk from Woodstock town centre, the property provides gorgeous views over the Glyme valley and features a generous sitting room with electric fire and large bay window. The kitchen is well-appointed with integrated appliances and leads out to a patio garden with countryside views and a sunny afternoon and evening aspect. There is a separate dining room and a handy ground floor cloakroom.

On the first floor, both master and bedroom 2 are generous doubles with plenty of storage while the third is a single or comfortable study, and there is a spacious shower room with walk-in shower.

This leasehold property benefits from communal gardens, a private carport and ample visitors parking. A service/maintenance charge applies. For more information on Cognatum estates visit [www.cognatum.co.uk](http://www.cognatum.co.uk).



' A SPACIOUS & WELL-PRESENTED 3-BED RETIREMENT COTTAGE WITH COMMUNAL GARDENS, JUST A SHORT WALK FROM WOODSTOCK TOWN CENTRE '



## CONTACT

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Woodstock  
OX20 1TS

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woodstock@flowersestateagents.com

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Services

Mains electric and water. Electric heaters.

### 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 10 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:** West Oxfordshire District Council

**Council Tax Band:** E

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.

