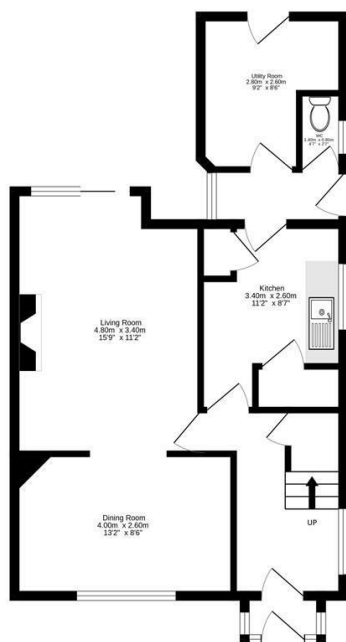




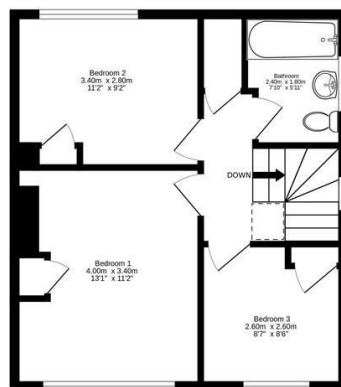
19, NEW ROAD, WOODSTOCK, OX20 1NZ

FLOWERS 
ESTATE AGENTS

Ground Floor
52.3 sq.m. (563 sq.ft.) approx.



1st Floor
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 92.5 sq.m. (995 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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19, New Road, Woodstock, OX20 1NZ

Freehold

- Council Tax Band D
- EPC Rating D
- Three Bedrooms
- Town Centre Location
- Reception/Dining Room
- Large Rear Garden
- Driveway Parking
- Kitchen & Utility room

This three-bedroom semi-detached family home occupies an excellent position on New Road, a short walk from Blenheim Palace and the plethora of shops, cafes, pubs, and restaurants that Woodstock has to offer. The property is well maintained and would benefit from modernisation with potential to extend and reconfigure (subject to the usual consent).

Access to the house is via a paved driveway and handy entrance porch. Once inside, the main hallway leads to a reception/dining room that runs the full depth of the house with glazed sliding doors that overlook the private rear garden and draw plenty of natural light into the space. There is a galley style kitchen and separate utility room at the rear of the plan, which (subject to the usual consent) could be adjoined to create a larger kitchen area. There are three bedrooms with fitted storage and a family bathroom on the first floor.

Externally, there is driveway parking and a graveled area with flower beds to the front. There is side access to a large rear garden (approximately 80ft), a storage shed and greenhouse.





CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Services

All main utilities connected
Council Tax Band D

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: 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.

