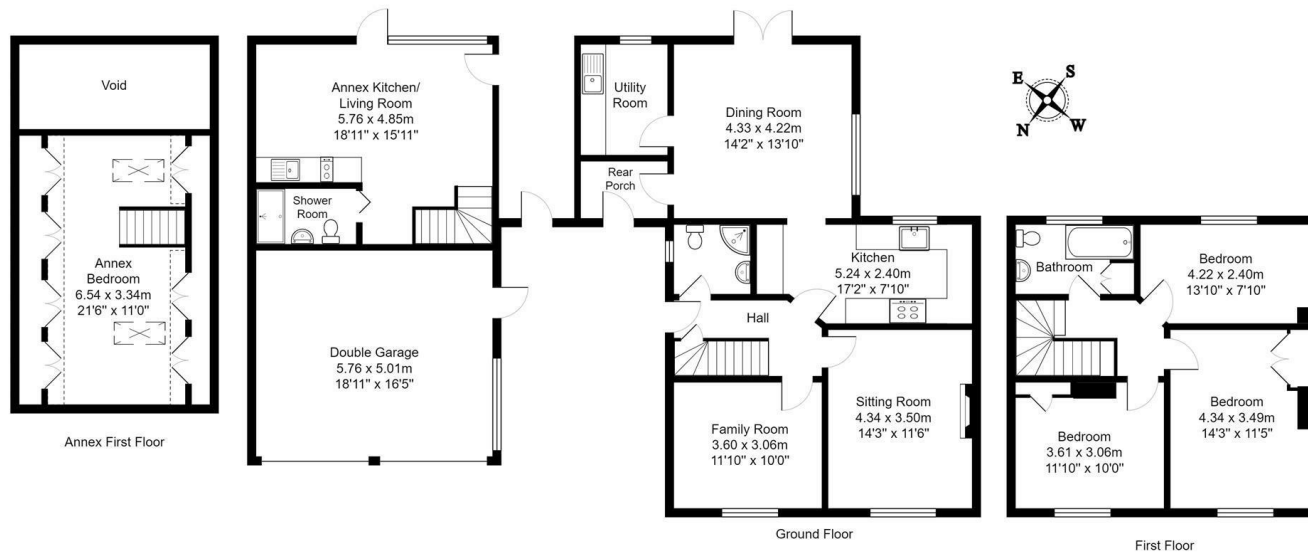




38, GROVE ROAD, WOODSTOCK, OX20 1RD

FLOWERS 
ESTATE AGENTS



Total Area: 226.8 m² ... 2441 ft² (excluding void)
 All measurements are approximate and for display purposes only.





38, Grove Road, Woodstock, OX20 1RD

Freehold

- Three Reception Rooms
- Utility Room
- Three Double Bedrooms
- Double Garage
- Well Equipped Kitchen
- Ground Floor Shower Room
- Well Appointed Bathroom
- Self Contained 2 Storey Annex
- Extensive Parking Space
- Beautifully Maintained Gardens

38 Grove Road is a very special property that has been the home of the current owners for 28 years. Over this period, the property has been substantially improved and modified and now offers spacious and well laid out accommodation including three reception rooms and three double bedrooms in addition to a self-contained 2 storey annex ideal for rental purposes or use as a dependant relative suite.

Worthy of particular mention are the gardens to the front and rear of the house. Whilst large in extent, they are not difficult to maintain being laid principally to lawn interspersed with different species of trees and shrubs. Also notable, is the extensive amount of off-road parking on the driveway leading up to the property's double garage.



Stunning Village Property with Large Gardens and Extensive Living Accommodation Including 2 Storey Self Contained Annex
Ideal for Air BnB purposes



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		75
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bladon

Is a popular village with a strong community spirit. Residents have recently purchased The White House pub which opened in 2020, and the village has allotments and a 'rural' sports area complete with tennis court, football pitch, adventure playground and outdoor gym. There are lovely walks across farmland and through bluebell woods and residents can apply for a walking pass for Blenheim Park, through which Woodstock is a delightful 30 minute stroll. Winston Churchill is buried in the local church. Bladon CofE Primary School has an excellent reputation. There is a local bus service to Oxford and Witney, while Oxford Parkway station is just five miles away with direct trains to London Marylebone and Bicester Village.

Local Authority: West Oxfordshire
Council Tax Band:

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.

