



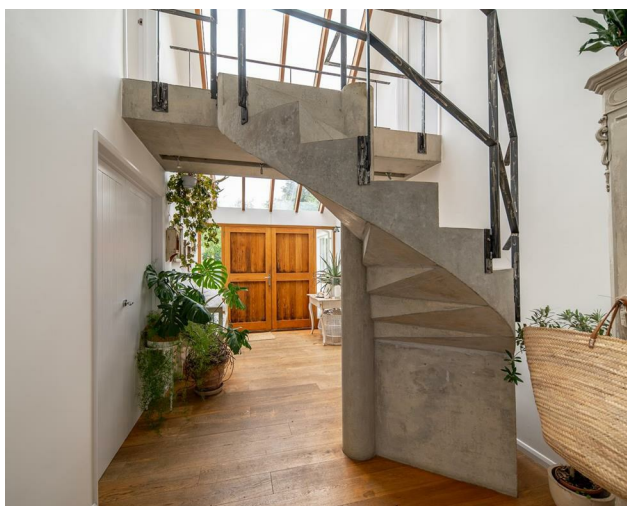
7, UPPER CAMPSFIELD ROAD, WOODSTOCK

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7, Upper Campsfield Road, Woodstock, OX20 1QG

Freehold

- Five bedrooms
- EPC Rating: C Council Tax Band: E
- Over half an acre
- Ample parking
- Beautifully crafted interiors
- Three reception rooms
- Large roof terrace with views
- Under floor heating
- Train services to London nearby
- On the outskirts of Woodstock

A thoughtfully designed home with beautifully crafted interiors, offering an oasis of calm on the southern outskirts of Woodstock. The house has been constructed for the current owners to maximise the sense of space and volume, creating a series of light and dynamic rooms, extending to nearly 3000 Sq Ft over two floors.

Set back from the road by an expansive private driveway, the house sits on over half an acre and is bordered by dense hedging and mature trees, providing wonderful privacy. Entry to the house is via a bright hallway, where your attention is immediately drawn to a glazed pitch roof and an exposed concrete staircase. The central hallway acts as a divide between the ground floor sleeping accommodation and the primary living space, creating a great sense of separation between the two areas.

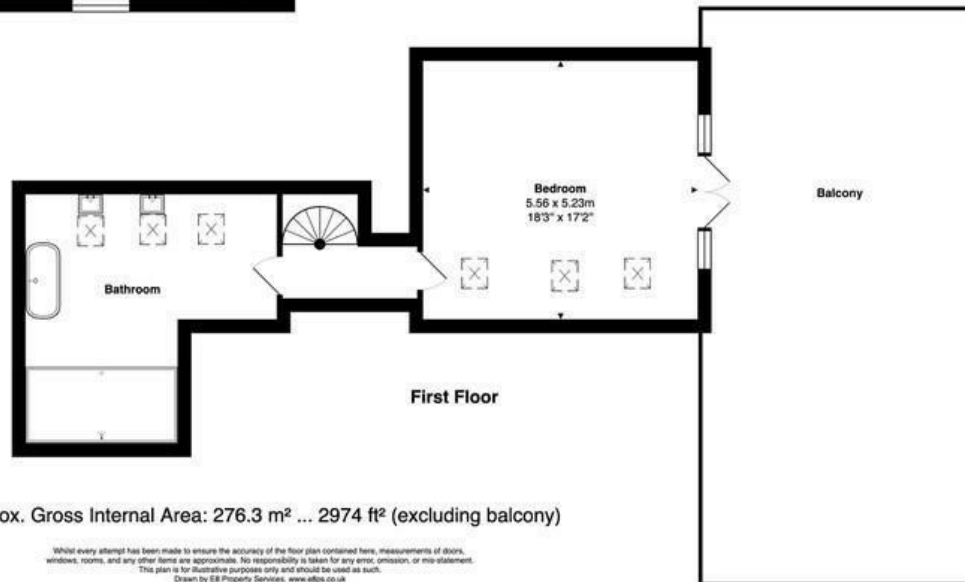
The main living space consists of three interconnecting rooms: an open-plan kitchen/diner and two large reception rooms, each space has glazed bi folding doors that promote the flow of natural light and provide direct access to the gardens. There is also a shower and a handy utility room. To the left of the plan, there are four bedrooms, two en suite showers, and a family bathroom.

The first floor is dedicated entirely to the master suite. The principle bathroom is separated by a galleried landing overlooking the double-height entrance hall below. The main bedroom is naturally lit via its glazed bi folding doors that lead to a large roof terrace, offering views over the garden and fields beyond.

The gardens are mainly laid to lawn with mature trees, planted borders and a central entertainment area. There is outdoor storage and a timber outbuilding, currently being used as a studio/workshop.

Woodstock offers an excellent range of amenities, including a secondary and primary school, shops, pubs, hotels, restaurants and Blenheim Palace. Long Hanborough Station and Oxford Parkway are nearby, offering direct trains to London.

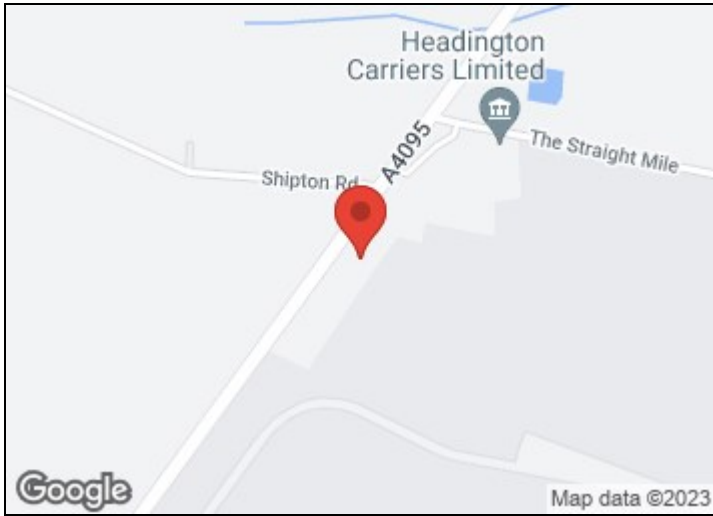
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Approx. Gross Internal Area: 276.3 m² ... 2974 ft² (excluding balcony)

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





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	

Services

COUNCIL TAX: Cherwell Tax Band E

TENURE: Freehold

Connected to mains Gas & Electric

DRAINAGE: Septic Tank

Local Authority: Cherwell

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.



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