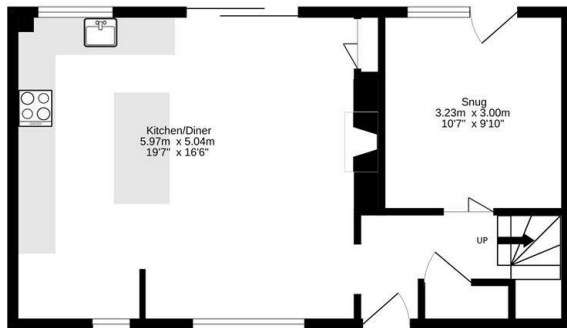




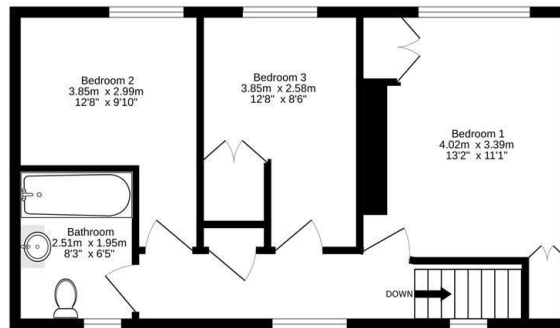
36, SHIPTON ROAD, WOODSTOCK, OX20 1LN

FLOWERS
ESTATE AGENTS

Ground Floor
44.1 sq.m. (474 sq.ft.) approx.



1st Floor
44.4 sq.m. (478 sq.ft.) approx.



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TOTAL FLOOR AREA : 88.5 sq.m. (952 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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36, Shipton Road, Woodstock, OX20 1LN

Freehold

- Immaculately presented and recently renovated throughout
- Large open plan kitchen/living area with separate snug
- Three bedrooms
- Ample storage solutions
- Ideal location within a short walk of the town centre and schools
- Driveway parking for 2 cars
- Well maintained rear garden and shared gravel driveway to front
- Council tax band D | EPC rating D

This exemplary three-bedroom mid-terrace home occupies a desirable location conveniently close to both local schools and also Woodstock's pubs, shops and restaurants. Extending to nearly 1000 sq. Ft, the internal living space contains a series of tastefully designed and beautifully presented rooms with high quality fittings throughout.

Upon entry, the main hall leads you to a large open-plan kitchen/ living area which spans the depth of the property and is bathed in natural light via the front and rear aspect windows. The kitchen is well equipped with a large central island/breakfast bar, shaker style cabinetry, solid wooden worktops and French doors providing direct access to the rear garden. The ground floor also offers a cosy television room/snug for added convenience. All three bedrooms are immaculately presented in neutral Farrow & Ball tones and occupy the first floor along with the family bathroom.

Outside, a well maintained and fully enclosed rear garden complete with patio and lawned area provides the ideal spot for both entertaining and relaxation during the warmer months. The property further benefits from driveway parking for two vehicles.



' A NEWLY REFURBISHED THREE-BEDROOM PROPERTY
WITHIN EASY REACH OF WOODSTOCK'S WELL
REGARDED SCHOOLS AND LOCAL AMENITIES '



CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	

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.

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: D

TENURE: Freehold

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.

