



Manor Road, Woodstock, OX20 1XS
Offers In Excess Of £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A pretty stone built mid terraced cottage built in the 19th century and arranged over 3 floors. This ideal first time buyers home offers no chain and is located in the highly sought after attractive town of Woodstock. The cottage comprises: Lounge, inner hall with pantry area, galley style kitchen with rear door leading to utility/store. Upstairs on the first floor there is a double bedroom and modern bathroom, and on the second floor there is an additional double bedroom with sloping ceilings. Outside there is a pleasant detached garden with pedestrian access via the neighbouring courtyard and parking for 2 small/medium sized cars.

Additional information to note:

- All mains services are connected.
- Timber framed front and skylight windows.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there is limited voice and data with EE and Vodafone, none with Three and likely voice and limited data with O2 inside the property, with likely voice and data outside the property.

Council Tax Band: C

EPC Rating: D





Key Features

- Stone Built Cottage
- Mid Terraced
- 2 Bedrooms
- Modern Bathroom
- Detached Garden
- 2 Parking Spaces
- Gas Heating to Radiators
- Double Glazing
- No Chain
- Highly Sought After Location

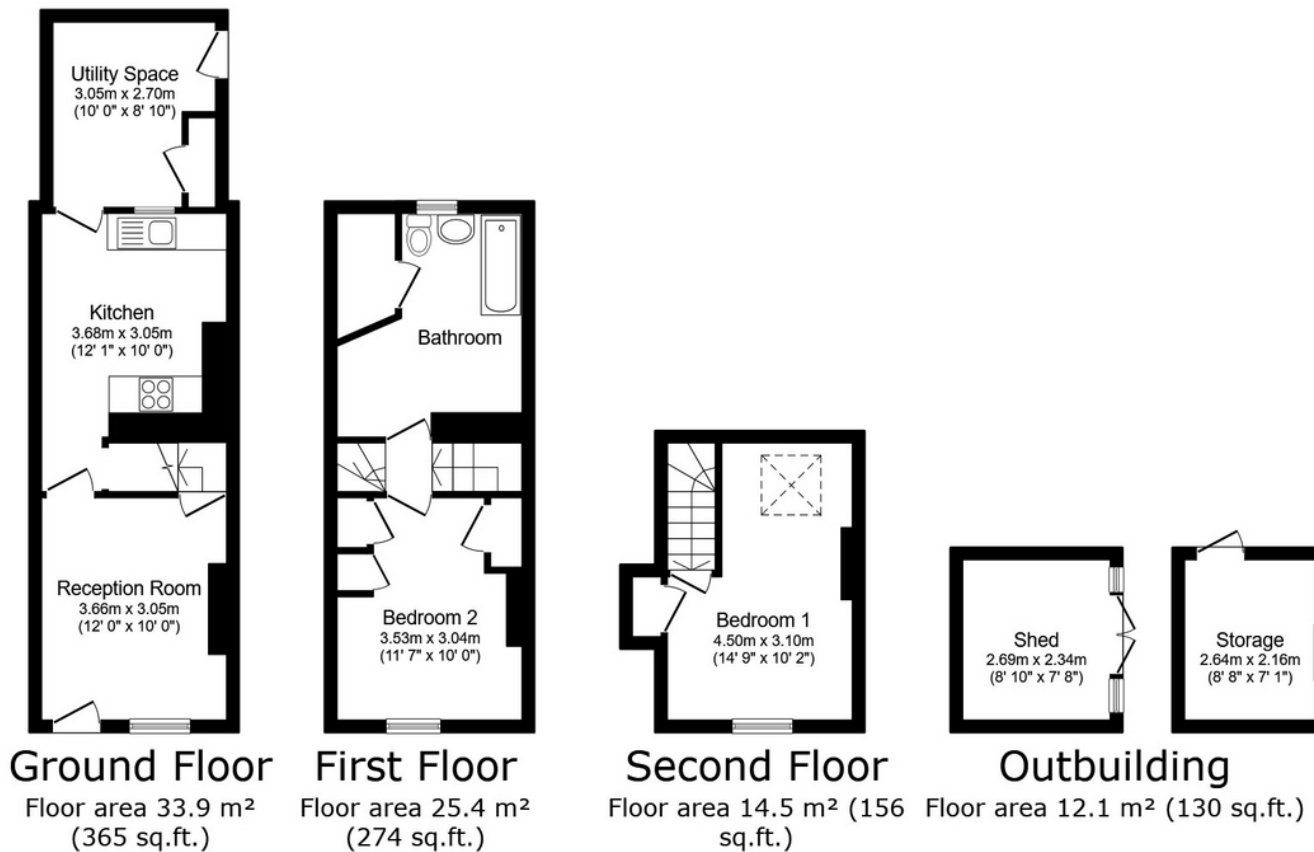
The Location

Woodstock – associated with Blenheim Palace (The ancestral home of the Dukes of Marlborough). There are a selection of fine hotels and restaurants. Other facilities include shops, banks, post office and library. A bus service operates to Oxford and a new bus service is now in operation via Kidlington to Oxford Parkway Railway Station providing a main line link to London Marylebone. Other nearby train stations are only a short distance away at Long Hanborough & Charlbury with the M40 (j.9) approximately 9 miles.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



TOTAL: 85.9 m² (925 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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