



West Wood Upper Campsfield Road, Woodstock, OX20 1QG
£475,000 Freehold

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SALES LETTINGS



The Property

A double fronted detached bungalow built originally in the 1920's offering deceptively spacious accommodation and providing great potential. The bungalow does require modernisation and improvement throughout.

The property comprises entrance porch, entrance hall, lounge with log burner and bay window with view over rear garden, kitchen/diner with lime oak front units with view and back door leading to the garden. An inner hall leads to a separate W.C. Off the hallway there are two double bedrooms and bathroom with large circular bath and separate shower cubicle. Upstairs there is a large loft area/office area which is split level and door to a good sized 3rd bedroom.

Outside there is a large patio with brick built cupboard housing modern gas boiler with the remainder laid to lawn with various shrubs, bushes and soft fruit tree which backs onto an open field. To the side there is a good sized garage and large workshop with car port to the front with door (currently not working) leading to the front. A block paved driveway provides off street parking for numerous vehicles. Hidden to the side is a brick built cupboard with hot water tank being heated via PV/Solar electricity panels.

Additional information to note:

- Mains gas, electric and water are connected, drainage via private septic tank.
- OFCOM checker indicates that standard or ultrafast broadband is available.
- OFCOM checker indicates EE and Three have good outdoor mobile and data, with O2 and Vodafone having variable outdoor.

EPC Rating: D

Council Tax Band: E



Key Features

- Detached 1920's Chalet Bungalow
- 3 Bedrooms
- Large Garden
- Large Garage/Workshop
- Edge of Woodstock Setting
- Gas Heating to Radiators
- Double Glazed
- No Chain
- Requires Work
- Viewing Recommended

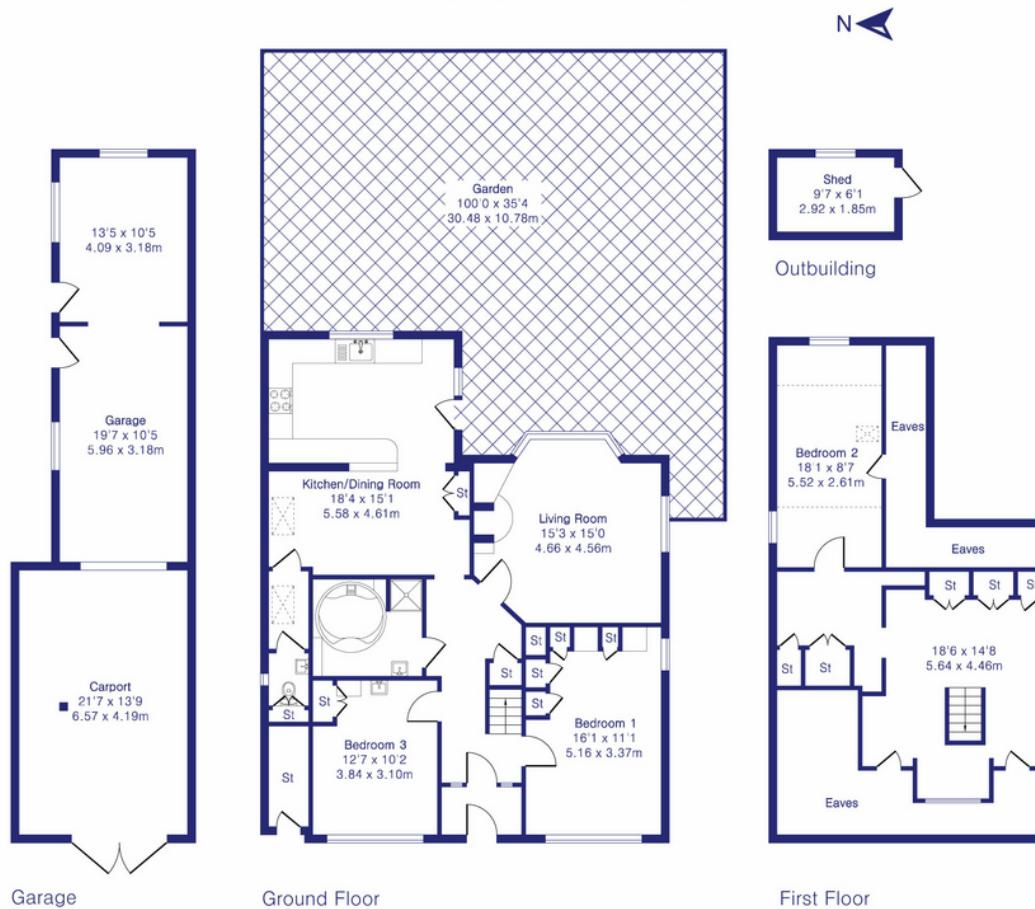
The Location

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.



**Approximate Gross Internal Area 1605 sq ft - 149 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1134 sq ft - 105 sq m
First Floor Area 471 sq ft - 44 sq m
Garage Area 344 sq ft - 32 sq m
Outbuilding Area 58 sq ft - 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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