



£400,000

THOMAS  
MERRIFIELD

SALES LETTINGS

**3 Rosamund Drive Woodstock Oxon OX20 1YD**

# 3 Rosamund Drive

## Woodstock Oxon OX20 1YD

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We are delighted to offer this 2/3 bedroom chalet style home being situated in a quiet backwater road which forms part of Old Woodstock. The flexible accommodation is arranged over two floors and has been well-kept by the current owners but would benefit from some improvements. Rosamund Drive is within walking distance of the centre of Woodstock and is offered for sale with vacant possession. To the outside there is a mature westerly facing level garden and garage with driveway.

Woodstock – The ancestral home of the Dukes of Marlborough. There are a selection of fine hotels and restaurants. Other facilities include shops, 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.

### Local Authority:

West Oxfordshire District Council  
Council Tax Band D

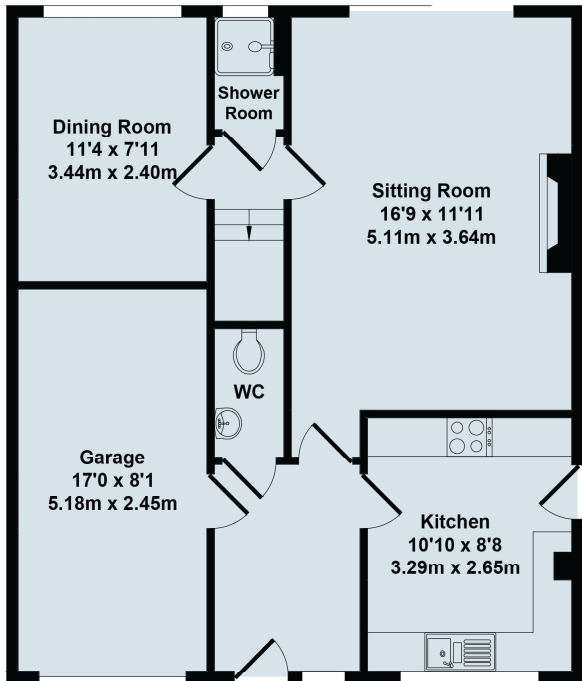


Directions: From Oxford proceed onto the A44 towards Woodstock. At the Woodstock roundabout proceed through the Town and up the hill. Turn right into Vermont Drive, right into Rosamund Drive and the property can be found on the right-hand side.

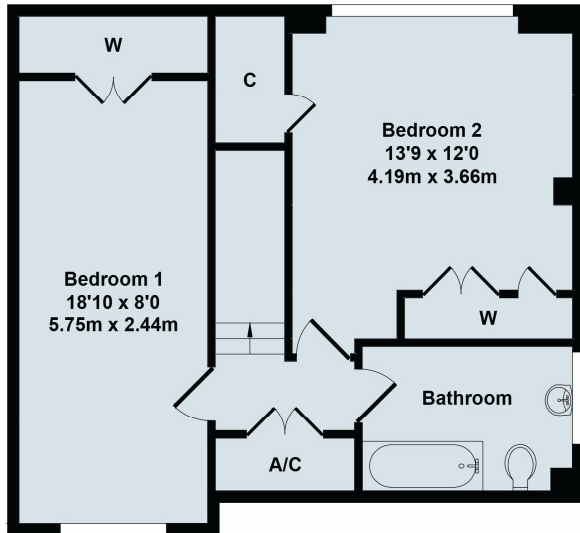




- Chalet Style House
- Semi-detached
- Quiet backwater road
- Access to Woodstock Town
- Fitted Kitchen
- Living Room
- 2/3 Bedrooms
- Dining Room/Bedroom 3
- 2 double Bedrooms
- Garage with driveway
- Mature westerly facing level Garden
- Viewing recommended
- No Chain



Ground Floor



First Floor

Total Approx. Floor Area 1145 Sq.Ft. (106.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Contact:

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  2. 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.
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