



29 Oxford Road
Woodstock | Oxfordshire | OX20 1UN

FINE & COUNTRY

29 OXFORD ROAD

Experience ultimate luxury in this meticulously renovated home, featuring top-tier fixtures and advanced systems. Highlights include Miele appliances, Villeroy & Boch fittings, air source heating, comprehensive air conditioning, and solar power with battery storage for eco-friendly living. Security features electric gated access, an alarm system, and CCTV. Professionally landscaped gardens, a terrace with patio heaters and electric awning, and a serene water feature create an ideal outdoor oasis.



GROUND FLOOR

This elegant country home, located opposite the majestic Blenheim Palace, is accessed through an electric sliding gate leading to a gravel driveway, enclosed by natural stone wall and railings. The entrance showcases a grand Palladian column flat-roofed porch with stone steps ascending to a six-panelled front door, creating a stately first impression. The property is well-equipped with CCTV cameras, garden lighting, and designated areas for bins, an air-conditioning unit, and an EV charger point.

Inside, the ground floor boasts underfloor heating and a spacious and light-filled open-plan design with beautiful engineered oak flooring throughout. The cosy living area features a natural stone fire surround with a Portway log-burning stove, complemented by twin air conditioning and heating units, providing a perfect retreat. The luxury kitchen, designed by GC Interiors, is a chef's delight with a central marble island offering ample storage, integrated Miele appliances, and a double Belfast ceramic sink. Bifold triple-glazed doors open to a generous terrace, complete with electric awnings and heaters for comfort.

Additional ground floor rooms include a stylish boot room with matching cabinetry and a Belfast sink, a cloakroom with high-end Villeroy Bosch fittings, and a well-organized boiler room housing essential utility. The study/office, with its tiled flooring and fast broadband, provides an ideal workspace. The utility/laundry room features matching cabinets, a Belfast sink, space for laundry appliances, and access to the terrace. The "L" shaped living room is a highlight, with a glass atrium roof and bifold doors that open fully to the terrace and landscaped gardens, featuring a modern glass-fronted gas fireplace.

On the first floor, the landing is bright and airy, with a large window overlooking the rear garden and engineered oak flooring. The principal bedroom suite is a luxurious haven with a dressing room fitted with built-in wardrobes, a Juliet balcony, and an ensuite both having quality Villeroy & Bosch fittings. The guest suite offers a double bedroom with oak flooring, built-in wardrobes, and an ensuite.

The rear garden is professionally designed, with automated irrigation by "irrefence" and featuring a large, paved terrace, cypress trees lining the side boundaries, and mature shrubs and trees within a lush lawn. Irrigation system. This meticulously crafted property offers high-end finishes and top-quality fittings throughout, ideal for those who appreciate luxury living. Perfect for professional couple or downsizers or as a high-end serviced retreat, it is conveniently located near Soho Farm, Blenheim Palace, the Cotswolds, and all the attractions Oxford has to offer.





Outside front

An attractive natural stone and pier wall and railings form the front boundary although the property owns land opposite. Electric sliding gates give access to gravelled driveway. With enclosed side boundary fencing with granite sets to edge of perimeter borders, irrigation system, CCTV cameras, and garden and frontage lighting, enclosed area housing bin store, air-conditioning unit and CV charger point. As well as Gas and electric meter boxes. Impressive palladium column flat roofed porch has recessed lighting with stone steps to the front six panelled front door.

Ground Floor

The entrance porch leads directly into a very light and spacious open plan multi-functioning room with engineered oak flooring throughout, to one side is a cosy living area with natural stone fire surround and log burning stove by Portway. Twin air conditioning and heating units this room provides a cosy retreat after a Sunday stroll around the lake and gardens of Blenheim Palace opposite. This room has a luxury Kitchen installed by GC Interiors with central quartz Caesarstone island unit with attractive lighting over with tremendous under storage cabinets under breakfast bar and within the island there is an integrated dishwasher. The calm pastel shade of the kitchen cabinets and wall units blends beautifully with the accent of the glass splash back, and the warm tones of the engineered oak flooring. there are integrated Miele appliances including the fridge, Induction electric hob and extractor hood over, and two eye level ovens by Miele a convection/microwave and conventional oven the island itself houses the double Belfast ceramic sink with Victorian chrome taps with additional filtered water tap. To the rear of this room there is a bespoke dresser with draws and glass doors and shelving in matching tones with internal feature lighting. A large dining room table sits easily to the rear of this room adjacent to the bifold triple glazed doors allowing for a vast opening to the spacious terrace beyond for alfresco dining. Above these south facing doors is electric awnings for shade in summer, but also heaters for those slightly chillier evenings. From this room a door leads through to:

Boot room

Ceramic tiled flooring matching cabinetry as kitchen, with seated storage and base cabinets with Belfast sink unit and high-level storage cabinets. With chrome heated towel rail. Inner hall leads to

Cloakroom

Tiled flooring and low-level WC, Villeroy Bosch basin.

Boiler room

Housing all plant, electric consumer unit, solar and batteries, and pressurized water tank, and water softener.

Study/Office

To front of property with tiled flooring and window to front. With fast broadband. The inner hall has a side external door to outside, giving access to front via gated access, and to rear terrace.

AGENT INSIGHT

“ This exceptional property is five minutes' walk to Blenheim Palace gates, and Woodstock itself, with all its independent retailers, and eateries, literally close to both the Cotswolds, and Oxford, and Soho Farm, and Estelle Manor, and Oxford Airport and trains to Paddington and Marylebone from both Oxford stations this is truly special. Meticulously renovated regardless of cost and radically re modelled by my clients. To create what can only be described as a stunning high end luxury residence. The many features and benefits are endless, with an energy efficiency of (94) EPC A rated having underfloor heating, air source heat pump, triple glazing, CCTV, alarm, electric gates, air conditioning/heating systems, electric awning, and heaters on terrace, Villeroy & Bosch bathrooms and Miele integrated appliances. I feel this home is particularly unique in both location & quality. I feel that having such luxury, and naturally is not for large families but is more likely to be perfect for discerning downsizers, or those who do not need more than two-bedroom suites, but must appreciate the level of amenities, rarely do I see a property that has been so carefully and thoughtfully designed with every detail being considered. This is what I would call a truly turnkey property.... With simply nothing further required other than to partake of your favourite beverage on the terrace, while appreciating the beautiful garden, and relaxing sound of water. If you are discerning and looking for something very special this is a must view property. I look forward to meeting you and showing you around.... Guy. Fine & Country.”*



*These comments are the personal views of the agent and are included as an insight into the lifestyle of the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the owner.





Inner main hall from Kitchen to utility/laundry room.

The underfloor heating is throughout the ground floor with engineered oak throughout the main hall and Living room. With a beautiful staircase with oak handrail and balustrades and central carpet with runner to treads with stair rods and bars. From the hall we have a utility laundry room with tiled flooring, and again matching floor and wall cabinets, space under worksurfaces for washing machine and tumbler dryer. A Belfast sink with Victorian style mixer tap. Heated towel rail, with integrated large freezer and finally an external door to terrace.

Heading back through to main hall this room is airy due to the vaulted ceiling and large Velux roof light with automated control, cloak hanging coat hooks, attractive oak flooring, and the staircase itself are super features, there is another very well-appointed and spacious luxury cloakroom with tiled floors, designer vanity basin and unit wall mounted low level wc, half tiled walls, again the higher pitched ceiling height and Velux roof light affords lots of natural light. Attractive designer light fittings, and curtains and all curtains and window dressings throughout the property are available by negotiation speak to agent, attention to detail with brushed chrome switches, and sockets add to the quality.

Living room

A pair of double-glazed doors lead from main to the living room. Being "L" shaped, with glass atrium roof. Two pairs of triple glazed bi fold doors, on two elevations give access to the terrace and garden. Literally allowing this room to open fully to give access into the beautifully landscaped gardens. The living room has Airconditioning and heating systems, and attractive modern glass fronted wall mounted gas designer modern wall mounted flush fireplace.







FIRST FLOOR

First Floor landing

The landing has a large window overlooking the rear garden, the floor has engineered oak, there is an airing cupboard with small radiator and shelving for linens & towels. Designer radiator wall mounted and attractive feature hanging glass ornate light fitting.

Principal Bedroom Suite

This suite has a dressing room with built in wardrobes, and high-level cupboards, and draw units. Ample storage. This Luxury suite has oak flooring, designer radiator, and Juliet balcony with glass balustrade overlooking the beautiful gardens. Double aspect windows to the front of the room, and air-conditioning heating system, A very large Victoria & Albert freestanding slipper bath, lies within the main room, in addition there is a separate Luxury double shower ensuite wet room, with tiled floor and walls, designer tube chrome heated towel rail, wall mounted wc, and basin by Villeroy & Bosch, mirrored wall cabinet with light and shaver point.

Guest suite

A double bedroom with oak floor and designer radiator, and built-in double wardrobes, and high-level cupboards, air conditioning and heating, Ensuite double rain shower and hand cassette, with recess shelf, with tiled floor and walls, and Villeroy & Bosch fittings wc, and basin, and mirrored wall cabinet.

All bathrooms by Villeroy & Bosch. Everything has been meticulously considered and beautifully designed. This property will be more obviously suited to a discerning purchaser, who appreciates high end finishes, and quality fittings and amenities throughout the house. It would be sensible to note this property was formerly a three-bedroom house but is now a Luxury two double bedroom home. It is extremely rare for me to suggest there is simply nothing left to do !! but in this case this is absolutely the case. For those who appreciate the finer things, this is certainly it! A perfect downsize, or a lock and leave country home close to Soho Farm, and Blenheim Palace and the Cotswolds and all Oxford has to offer. This property would











OUTSIDE

provide a tremendous high end Serviced luxury retreat.

Rear Garden

The garden has been planned and professionally designed, with professional irrigation system by "irrefence" enclosed by close boarded new fencing to all sides, a large, paved terrace lies immediately adjacent to the property, and wraps around the Living room, Cypress trees are set along both side boundaries of the garden, and mature specimen shrubs, and trees are planted within a large lawn. A central water feature fountain provides the relaxing sound of running water, there is a round patio to the top of the garden, and a large shed for garden equipment and tools, the Samsung air source heating pump is well screened, and hidden within a purpose-built housing.





LOCATION

This thriving historic 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. Blenheim Palace hosts many interesting events throughout the year from Blenheim Horse trials to classic car rally's, and music featuring world famous artists.

Road and Rail networks

By Rail

Oxford Station to London Paddington: Approximately 1 hour by direct train. Train Services: Operated by Great Western Railway (GWR) from Oxford to London.

Oxford Parkway Station to Marylebone. Chiltern Railways services.

By Road

Woodstock to Heathrow Airport: 55 miles (88 km) via M40 and M25. Driving Time: Around 1 hour 15 minutes, depending on traffic.

Woodstock to Birmingham Airport: Approximately 70 miles (113 km) via M40 and M42. Driving Time: Approximately 1 hour 30 minutes under normal traffic conditions.

Woodstock to Oxford 5.1 miles 16 minutes

Woodstock to Reading 30.8 miles and 45 minutes

Woodstock to Birmingham 76.7 miles 1hr 20 minutes.

Oxford schools including St. Edwards, Summer Fields, The Dragon, Oxford High, Headington Girls and Radley.





INFORMATION



Services, Utilities & Property Information

Utilities -Mains Water, Electricity and Mains drainage are all connected. Heating is provided via air source heat pump. There is a mains Gas supply available to the meter cupboard but currently terminated but can be reinstated.

Broadband speeds Download actual speeds. 507.28 Mbps and Upload speed 472.90 Mbps

Superfast Broadband Speed available.

Flood zone Low risk <https://flood-map-for-planning.service.gov.uk/>

Solar PV panels generating 28 Kwh and battery storage 7.1 Kwh.
Mobile coverage indoors voice & data 4G providers EE, Three, O2, and Vodafone. Outdoor Voice O2, and Vodafone, Data Vodafone.

EPC rated level A (94) out of possible 97

Local Authority

West Oxfordshire Council.

Council Tax Band

G £ 3924.74 23/24

Viewing Arrangements

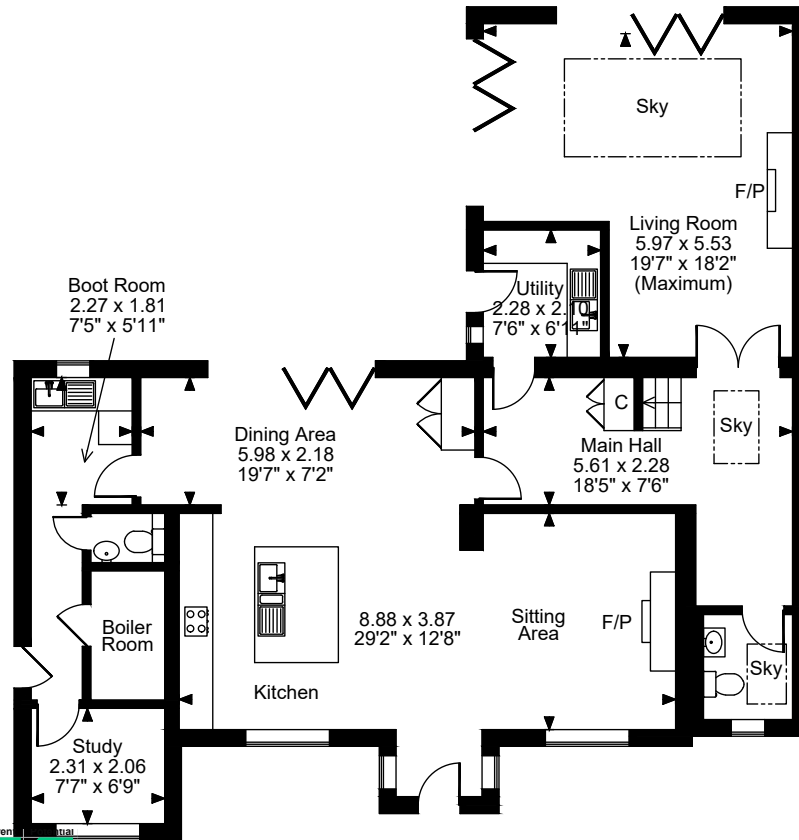
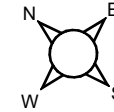
Strictly via the vendors sole agent Guy Simmons Fine & Country on 07789275716

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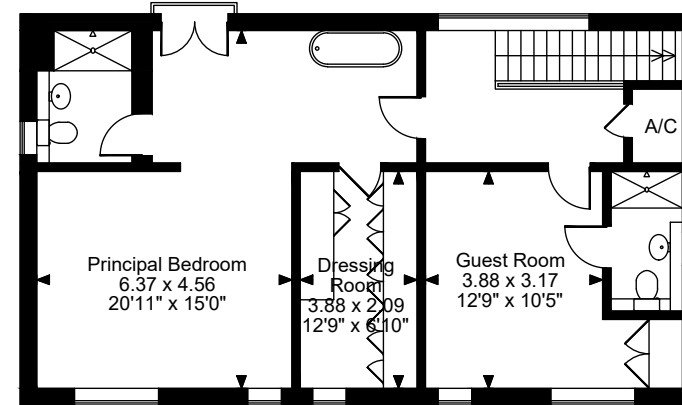
For more information visit F&C Microsite Address <https://www.fineandcountry.co.uk/oxford-estate-agents>



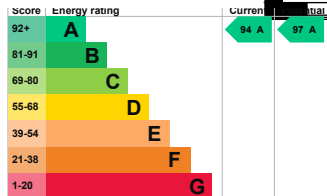
Oxford Road, Woodstock
 Approximate Gross Internal Area
 2149 Sq Ft/200 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.04.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

Fine & Country
07789 275716
guy.simmons@fineandcountry.com

Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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Fine & Country
Prama House, 267 Banbury Road, Summertown, Oxford OX2 7HT
Tel: 07869 260254 | kerr.drummond@fineandcountry.com

