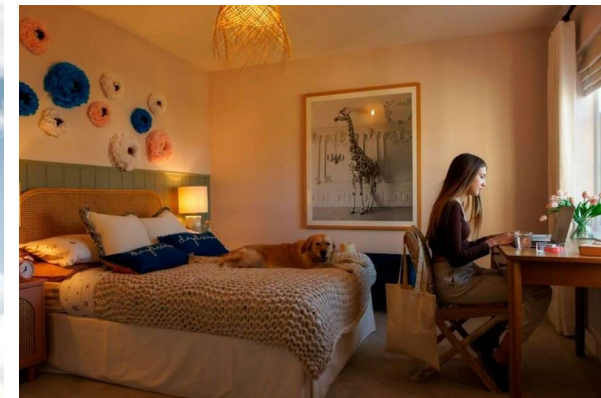


William | Jones
Godard



11 Durstan Rise, Woodstock, Oxfordshire, OX20 1GR

£250,000

- Price shown is for 40% shared ownership
- Open-plan Kitchen / Living area with separate Study
- Family Bathroom
- Large Rear Garden
- 993 sq ft
- Detached New Build
- 3 Double Bedrooms, Master with En-suite
- Tandem Parking for 2 vehicles
- Two years after care service and 10-year NHBC warranty
- Short walk into Woodstock town centre and local schools




THE PROPERTY


This newly built three-Bedroom Detached is located on the sought after Park View Estate in Woodstock.

Downstairs, comprises of study room to the left with additional cupboard to the rear of the room. Following the hallway through you have the downstairs W/C and an open plan kitchen / diner and living room to the rear of the property. The kitchen is fitted with cupboards, worktops and an oven, hob, and extractor. There is space for a washing machine and fridge/freezer. To the right of this room is the dining and living area, where there are patio doors leading to the rear garden.

The rear garden has patio laid immediately outside and turf to the rest. There is also a gated access from driveway which is situated to the right of the property.

Upstairs to your right you have the second double bedroom, following the landing round to the left you have the master bathroom fitted with three-piece suite, continuing along the landing you have a cupboard housing the water cylinder, and the third bedroom with fitted double wardrobe. Finally, to your left you have the master bedroom with an en-suite shower

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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