



7 MARLBOROUGH CRESCENT WOODSTOCK, OX20 1YJ

£1,800 PER MONTH

- Three Bedrooms
- Conservatory
- Vibrant gardens
- Wonderful walks in Blenheim Palace
- Off Street Parking
- 2 reception rooms
- Summer house
- Walking distance to Woodstock Town
- Garage
- Cul -de- sac location

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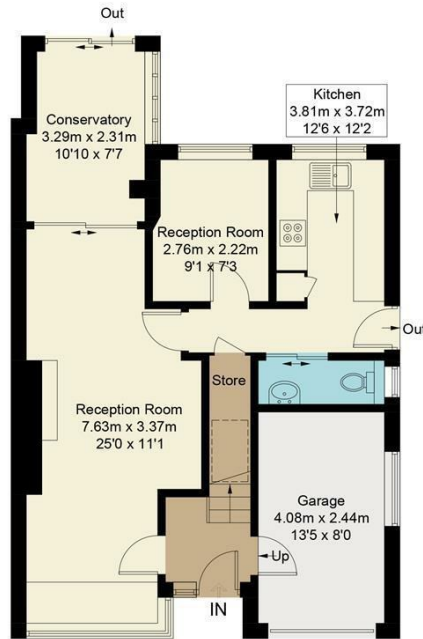
Marlborough Crescent, OX20

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft

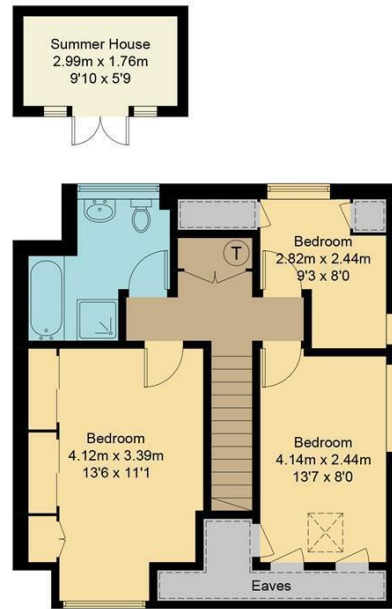
Summer House = 5.2 sq m / 56 sq ft

Total = 117.4 sq m / 1264 sq ft

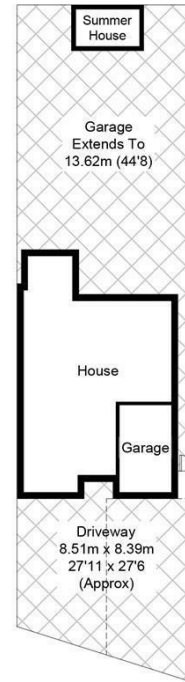
Garden Area = 175.3 sq m / 1887 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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