



127 MANOR ROAD WOODSTOCK, OX20 1XS

£325,000
FREEHOLD

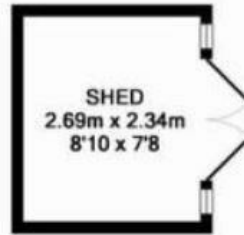
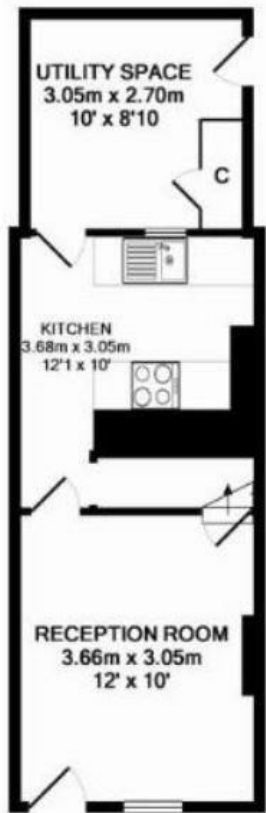
A charming 3 storey terraced Cottage built in the late 1870s. It comes with two allocated parking spaces adjacent to the property with a fully enclosed private garden accessed via the neighbouring courtyard, abutting the parking area, for sole private use only.

This Manor Road cottage is situated along the historic Blenheim Palace wall and in our opinion is warm, cosy and full of characterful features. It offers a modernised galley kitchen with utility options/store area, leading to the enclosed, detached garden which is accessed across the neighbouring cottage's courtyard. There are 2 double bedrooms, the top floor having a large skylight overlooking Blenheim Estate.

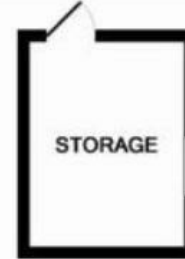
The cottage has Gas Central Heating with newly fitted boiler (2022 November), gas hob and built in oven. New windows fitted in August 2020 with the bathroom modernised in February 2021. Planning permission was granted (now expired) for a single storey extension to the rear and plans can be viewed at West Oxford DC application number 14/0774/P/LB.

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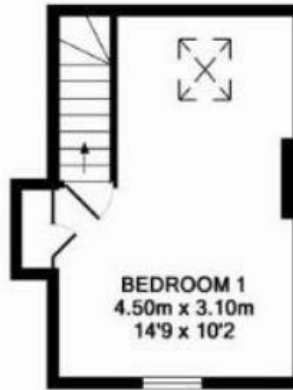
Estate Agents



OUTBUILDING 1



OUTBUILDING 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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