



## 38 GREEN LANE WOODSTOCK, OX20 1JZ

**£775,000**  
**FREEHOLD**

This newly extended and refurbished 3-4 bedroom detached property is positioned along a quiet lane and over looks fields to the rear.

Recently extended and refurbished the property now offers flexible accommodation over two floors.

Located in the market town of Woodstock which is situated c 12 miles North West of Oxford. The town has several independent shops, hotels, restaurants, cafes and public houses and offers vibrant community living. There are also 3 art galleries, a museum, post office, open air swimming pool, and a tennis and bowling clubs as well as good schools. The town is situated adjacent to the World heritage site of Blenheim Palace which has approximately 2,000 acres of parkland designed by Capability Brown. For commuters there are regular bus services to Oxford City to London Paddington (approx. 52mins) & Oxford Parkway rail station for rail services to London Marylebone (approx. 55mins).

**William | Jones**

Estate Agents



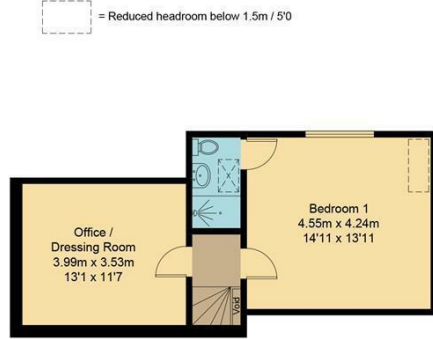
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### Green Lane, OX20

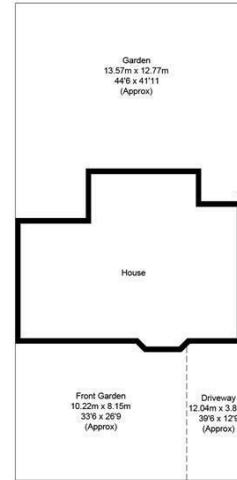
Approximate Gross Internal Area (Excluding Void)  
139.7 sq m / 1504 sq ft  
Garage = 10.7 sq m / 115 sq ft  
Total = 150.4 sq m / 1619 sq ft  
Garden / Driveway Area = 275.9 sq m / 2970 sq ft



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			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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