



## 7 COWELLS ROAD WOODSTOCK, OX20 1GB

**£650,000**  
**FREEHOLD**

Welcome to this charming property located on Cowells Road, built in 2020 on the popular Park View Estate in Woodstock. This delightful family home showcases a modern design with a touch of elegance, perfect for those seeking a comfortable and stylish living space. Number 7 has a well-designed ground floor layout including a spacious hallway that leads into a smart and comfortable kitchen that adopts elegant finishes. You will also find an inviting living room with French doors that lead into the peaceful and well-designed garden. Upstairs offers a primary bedroom with built-in wardrobes and an ensuite, as well as two additional bedrooms and a big family bathroom. The property comes with one parking space, a garage, and plenty of spaces for visitor parking.

Planning permission has now been granted for a loft conversion, adding a fourth bedroom (principal) with ensuite.

Situated in a family-friendly neighbourhood, the house has Blenheim Palace on its doorstep, excellent schools and a vibrant community atmosphere. With easy access to local shops, dining, and major highways, you'll enjoy both the peace of a close-knit community and the ease of commuting. This property is a rare find in one of Woodstock's most desirable locations. Don't miss out on the opportunity to make this house your home. Book a viewing today and step into your future with this wonderful Woodstock residence.

**William | Jones**

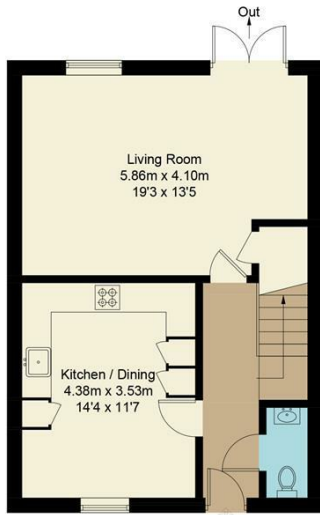
**Estate Agents**



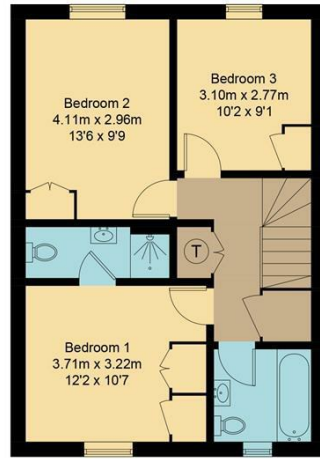
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### Cowells Road, OX20

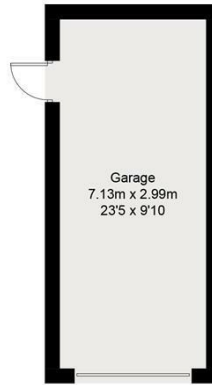
Approximate Gross Internal Area = 101.6 sq m / 1094 sq ft  
Garage = 21.8 sq m / 234 sq ft  
Total = 123.4 sq m / 1328 sq ft



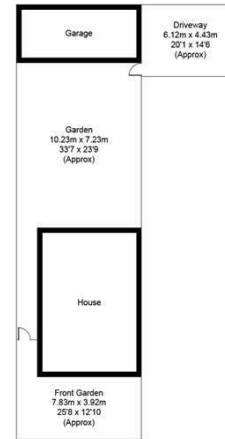
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(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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Estate Agents