



**Connells**

Shipton Road  
WOODSTOCK





### Property Description

Spread over two floors, the house is set back from the road and offers generous provisions of off-street parking. On the ground floor there is an entrance hall, sitting room on the left featuring a fireplace for those cosy evenings in, there is an additional reception/dining room complete with wood burning stove, each space seamlessly connect, offering a wonderful sense of flow from one room to the next, a downstairs WC and a modern fitted kitchen which features plenty of storage space and room for appliances complete the accommodation downstairs.

As you walk upstairs you will find three bedrooms and a refitted modern three-piece shower room.

Externally, there is secure driveway parking to the front and to the rear a well-maintained courtyard style garden that is laid to block paving and a bike store/storage shed.

Woodstock is an attractive Georgian market town, home to Blenheim Palace, one of Britain's finest world heritage sites. The town has a wonderful community and offers a wide selection of hotels, restaurants, cafes, pubs, and shops. There is a tennis and bowling club, an open-air swimming pool, museum, churches, and a multitude of annual events. There is a Pre-school and Primary school with adjoining Nursery. Woodstock offers ease of access to Oxford with a regular bus service. There are nearby train services to London from Long Hanborough and Oxford Parkway.

### Kitchen

8' 9" x 12' 5" ( 2.67m x 3.78m )

### Dining Room

16' 9" x 13' 6" ( 5.11m x 4.11m )

### Lounge

14' 1" x 10' 2" ( 4.29m x 3.10m )

### Downstairs W.C

### Bedroom One

8' 7" x 11' 1" ( 2.62m x 3.38m )

### Bedroom Two

8' 9" x 10' 5" ( 2.67m x 3.17m )

### Bedroom Three

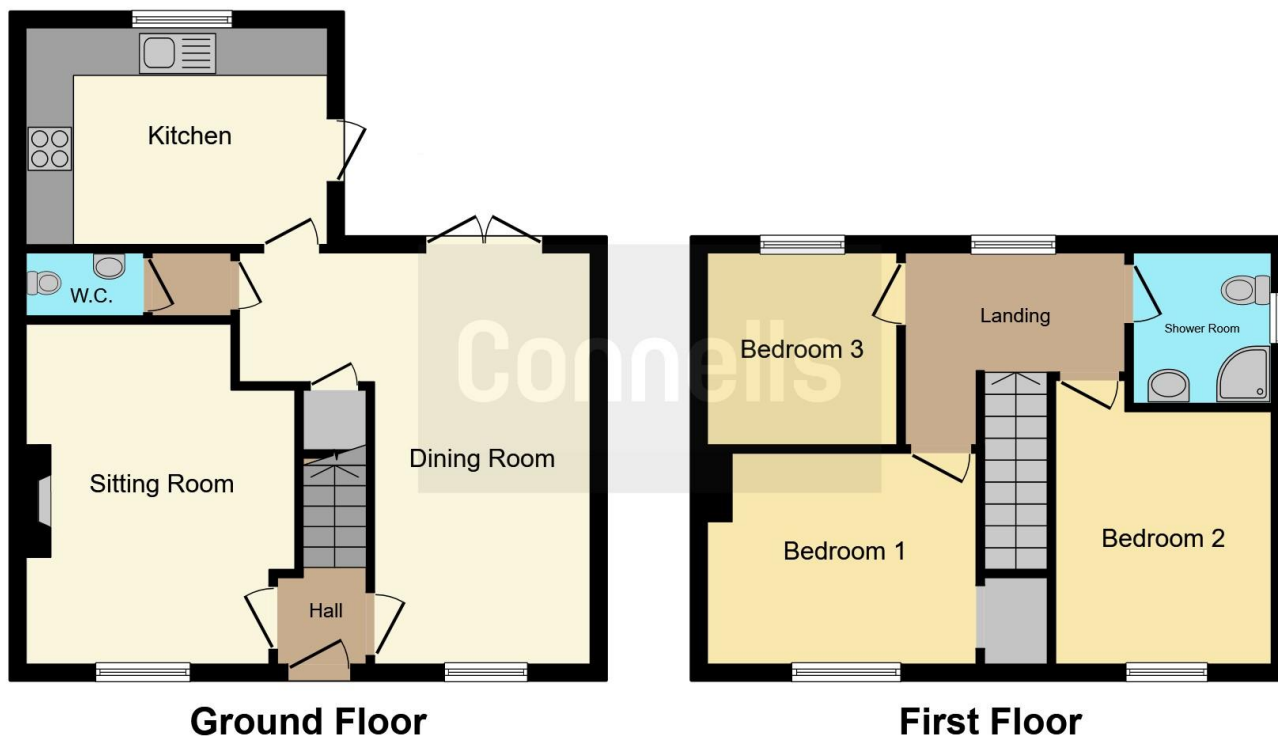
7' 9" x 7' 8" ( 2.36m x 2.34m )

### Shower Room

6' 5" x 5' 9" ( 1.96m x 1.75m )







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: C

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Tenure: Freehold



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