

west

THE PROPERTY CONSULTANCY



3 Walnut Close, Nr. Woodstock, OX20 1DA
Guide Price £1,500,000

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WOOTTON BY WOODSTOCK
 Woodstock c.2.4 miles Oxford c.10.7 miles

Set in an exclusive enclave of just several properties and enjoying the finest view in the village. Built in the late 20th Century the property has been refurbished in recent years and brought in to the 21st Century through the addition of sustainable building technologies such as a hybrid-air source heat pump system and an up to the minute solar panel system with 10 Kw hour battery. In addition the interior has been re-modelled to include a stylish 'social' kitchen space, annexed accommodation, nicely detailed bath / shower rooms and an under floor heating system. Beautiful private gardens borrow from a panoramic view over the Glyme Valley. A much coveted village with a successful community shop and a high quality popular 'gastro' pub.
 (TOTAL FLOOR SPACE: c.2666 sq ft / 248 m2)

GUIDE PRICE: £1.5 Million

Viewing

Please contact our Oxford Sales Office on 01865 510000 if you wish to arrange a viewing appointment for this property or require further information.
 Contact: Gavin West FNAEA

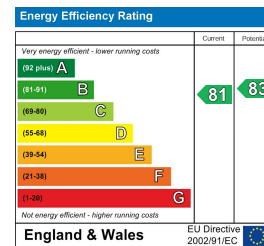
Area Map



Accommodation

- Located in a much coveted village a short distance from Woodstock
- Enjoying an unrivalled view over the beautiful Glyme Valley
- Stylishly refurbished in recent years
- 2 Reception rooms including a generous 'social' kitchen space
- 5 Beds inc a 'future proof' ground floor bedroom suite (Annexe)
- 3 bath / shower rooms
- Addition of up to date sustainable building technologies
- Double garage
- Wonderful gardens borrowing from the equally wonderful view
- Woodstock c.2.4 miles Oxford c.10.7 miles Oxford Parkway Station c.6 miles

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.