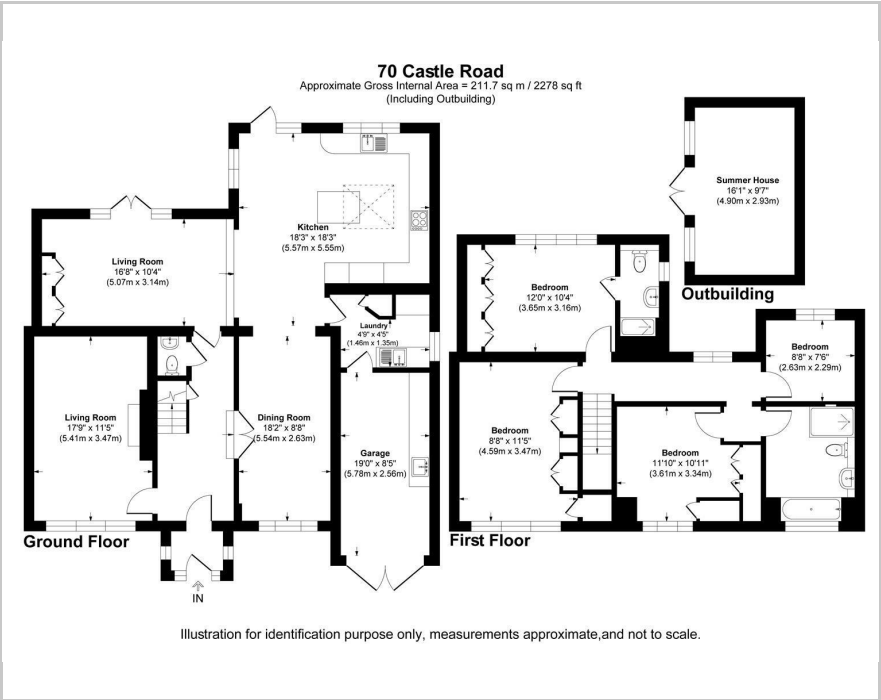


70 Castle Road, Wootton by Woodstock, OX20 1EG  
Guide Price £935,000



Floor Plan



Area Map



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.

216 Banbury Road, Oxford, OX2 7BY  
Tel: 01865 510000 Email: [oxford@west-tpc.co.uk](mailto:oxford@west-tpc.co.uk) <https://www.west-tpc.co.uk>

A PERFECTLY LOCATED STYLISHLY  
INTERIOR DESIGNED DETACHED  
HOUSE SET IN A COVETED VILLAGE

Accommodation

- A very special detached house on the periphery of the village
- Set in private 0.12 acre gardens
- Internal volume c.2278 sq ft / 212 m<sup>2</sup>
- 4 Reception rooms & 4 Bedrooms
- 2 Bath / Shower rooms
- An impressive 'social' kitchen space with roof lantern.
- First class schools close at hand
- Short walk to the first class village 'gastro' pub
- Community village shop
- Woodstock 2 miles away and Oxford just under 11 miles away

DIRECTIONS: From Oxford proceed North on the Banbury Road passing through Kidlington. Proceed past Oxford airport runway on your left and continue on through the first crossroads and at the Bletchington / Woodstock / Wootton / Glympton crossroads turn left and head for Wootton village and you will eventually see The Killingworth Castle pub ahead of you before which you turn left in to



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100-120 kWh/m <sup>2</sup> /year	A
81-100 kWh/m <sup>2</sup> /year	B
61-80 kWh/m <sup>2</sup> /year	C
41-60 kWh/m <sup>2</sup> /year	D
21-40 kWh/m <sup>2</sup> /year	E
1-20 kWh/m <sup>2</sup> /year	F
Below 1 kWh/m <sup>2</sup> /year	G
Very energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC