

# Meadow View

Wootton, Woodstock





# A Stunning Home in a Picturesque Village

Distances: Hanborough Station – 3.5 miles, Oxford Parkway Station – 8 miles, Oxford Station – 10 miles, London Paddington Station – 65 miles, London Marylebone Station – 70 miles  
(Distances and times approximate)

  
4

  
2

  
2

## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | W.C | Sitting room | Kitchen/dining room | Double garage | Utility room | Boot room  
**First Floor:** Four bedrooms, one with en suite bathroom | Two further bathrooms

### Annexe

Entrance hall | Bedroom | Ensuite bathroom

### Garden and Grounds

Fine views | Mature gardens



## Situation

(Distances and times are approximate)

Wootton is a welcoming and vibrant village with a strong community spirit.



A volunteer-run village shop, just a minute's walk away, well-stocked and open daily.



Communications are excellent with access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London.



The property is served by several public transport options. The nearest bus stop is 'Church, Wootton', approximately a 2-minute walk from Walnut Close. Bus lines S3 and S7 operate in this area. The closest stations are Hanborough and Oxford Parkway, both within a 15-minute drive from Wootton. These stations offer regular services to London and other destinations. (Hanborough to London Paddington: 1 hour and 10 minutes, Oxford parkway to London Paddington: 1 hour and 14 minutes).





## Meadow View

Meadow View sits in one of the best spots in this highly sought-after village, just outside Woodstock. Built in 1980, this beautifully renovated five-bedroom home (including a self-contained annex) is tucked away in a private close at the heart of the village. Just steps from the local shop, it boasts breathtaking views over the Glyme Valley and Jubilee Meadow. The house is bright and spacious, designed to make the most of natural light.

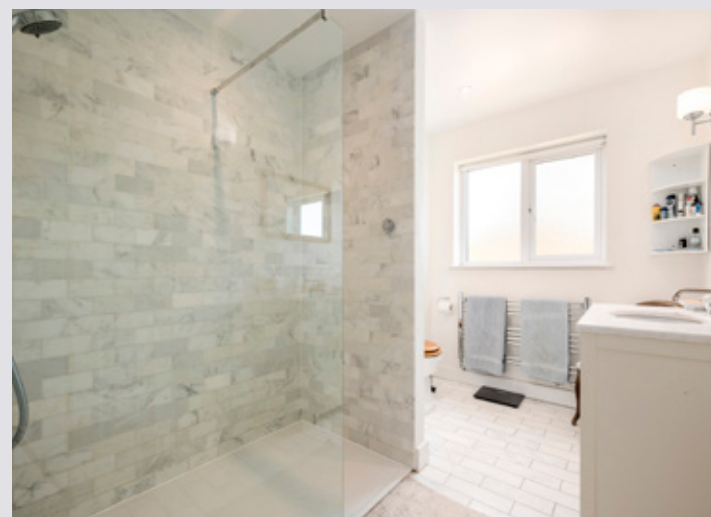
You enter through a large hallway leading to an open-plan kitchen and dining area, complete with French doors opening to the garden. A few shallow steps take you down to the impressive 22-foot sitting room, which features an open fireplace with a wood-burning stove and stunning countryside views.

Other ground-floor highlights include:

- A separate utility room and a boot room with access to the double garage.
- New oak flooring in the hall, kitchen, and sitting room.
- A high-end, hand-painted 'Plain English' kitchen with Bosch appliances and a Rangemaster cooker.

The first floor has four spacious double bedrooms, including a large master bedroom with an additional W.C. The stylish bathroom is fitted with marble tiles and a walk-in shower. All bedrooms enjoy stunning countryside views.





## Self-Contained Annex

The annex has its own level access, a wet room, and plumbing/electricity for a self-contained kitchen if needed. French doors lead out to a private terrace with far-reaching views, making it perfect for Airbnb, independent living, or a home office.

## Outside

The well-maintained gardens are enclosed by charming stone walls and back onto open fields, offering peace and privacy. The 19-foot-wide double garage houses all heating and hot water system controls, including a 300-litre hot water storage cylinder.

## Property Information

**Tenure:** Freehold

**Services:** Energy Efficiency & Smart Features

Renovated in 2021, the home features a Hybrid Air-Source Heat Pump (eligible for OFGEM renewable heating payments until 2028 ), underfloor heating with zoned controls, solar panels with a 10 kWh battery & UPS backup, Gigaclear fibre (up to 1 Gbps), and an OHME smart EV charger. Excess solar energy is exported via Agile Octopus.

**Local Authority:** West Oxfordshire

**Council Tax:** Band G

**EPC:** B

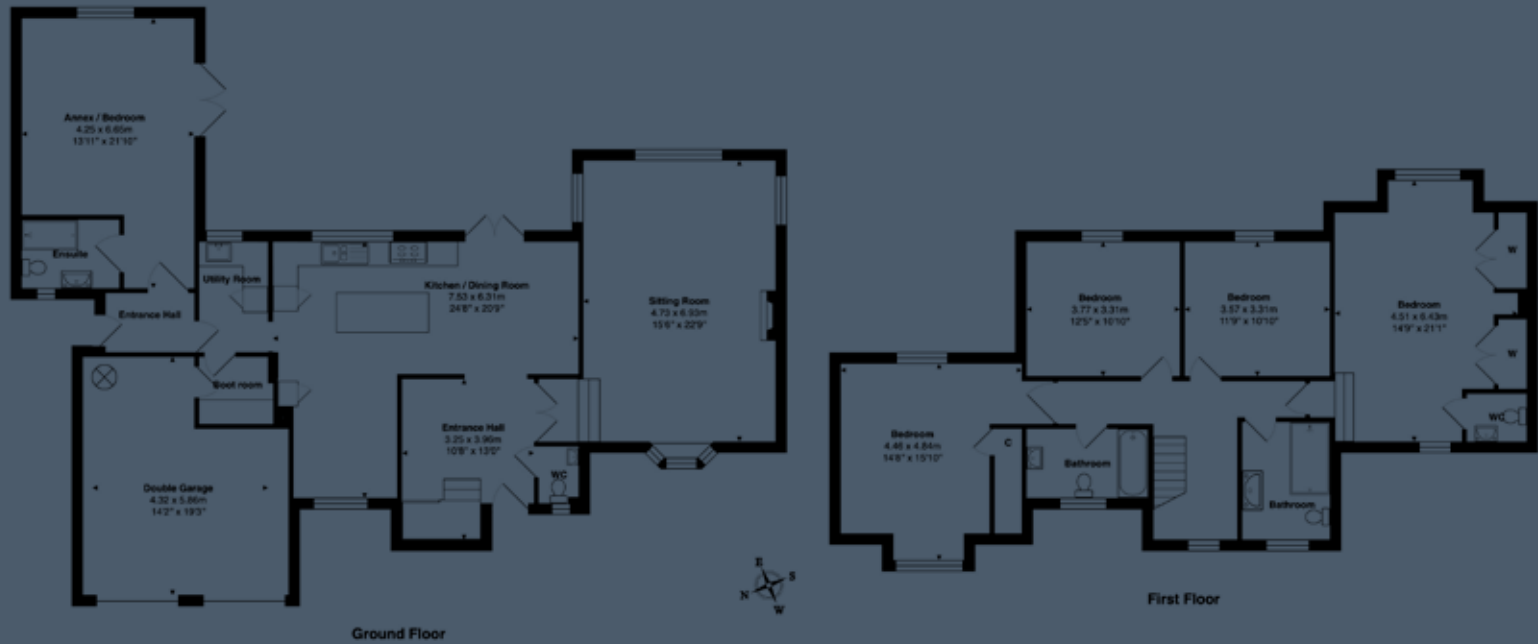
**Guide Price:** £1,350,000

**Postcode:** OX20 1DA



Approximate Gross Internal Floor Area  
251.2 sq.m / 2,703 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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