



## CROCKWELL HOUSE, WOOTTON




Woodstock, Oxfordshire





# A HANDSOME PERIOD HOUSE WITH VERSATILE AND GENEROUS ACCOMMODATION IN A THRIVING VILLAGE

Set in the picturesque village of Wootton, just moments from Woodstock and the magnificent Blenheim Palace Estate, Crockwell House is a delightful period home offering a perfect blend of rural peace, period charm and modern comfort.

			EPC
5	3	3	F

Local Authority: West Oxfordshire District Council  
Services: Mains water and electricity connected and oil-fired central heating  
Council Tax band: F  
Tenure: Freehold





## THE PROPERTY

This handsome and beautifully maintained property exudes warmth and character throughout. The generous sitting room, with its exposed beams and a welcoming wood-burning stove set into an original stone fireplace, provides an inviting space to relax and unwind. Dual-aspect windows and French doors flood the room with natural light and frame views of the surrounding garden. The dining room, equally full of character, is a bright and sociable space with charming features, including exposed beams and an original hearth, currently used as an attractive focal point. This leads to a well-appointed kitchen with modern cabinetry and practical design, ideally suited to family living and entertaining. Upstairs, the principal bedroom is a peaceful retreat with sloped ceilings and soft light, while the remaining bedrooms are equally well-presented, offering flexibility for guests, family, or home working.



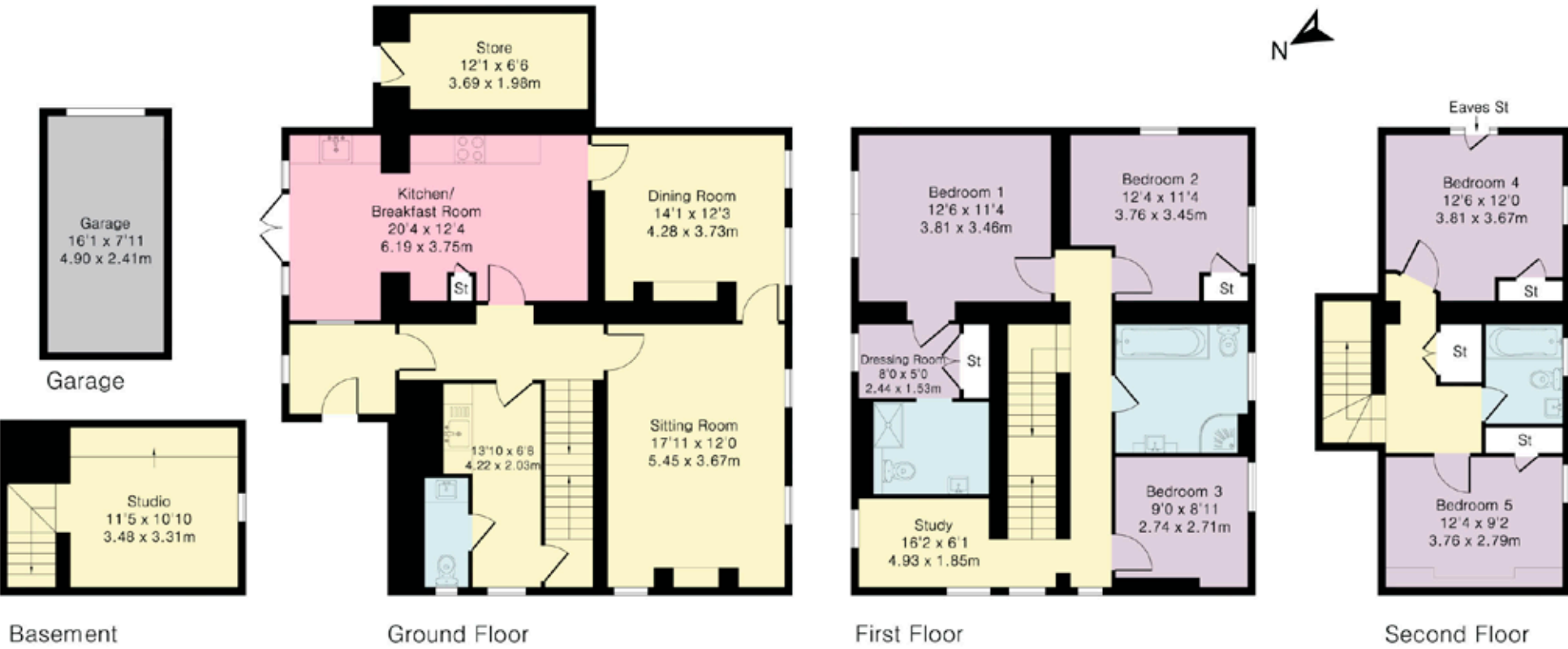




# OUTSIDE

The home enjoys a private garden with mature planting and outdoor dining and relaxation space. A driveway provides convenient off street parking and garage space. Ideally positioned in a popular and well-served village, within walking distance of the excellent community-run shop and the 3 AA Rosette Gastro-pub. Crockwell House is ideally located for access to Woodstock, Oxford, and the Cotswolds.The Telegraph has named Wootton as the 16th best village in the UK, further highlighting the desirability of the location.

Nearby train links offer direct routes to London and beyond. At the same time, the proximity to esteemed destinations such as Soho Farmhouse and Estelle Manor enhances the appeal of this elegant country home.



Approximate Gross Internal Area = 229 sq m / 2465 sq ft  
Basement Area = 16 sq m / 170 sq ft  
Ground Floor Area = 99 sq m / 1068 sq ft  
First Floor Area = 76 sq m / 815 sq ft  
Second Floor Area = 38 sq m / 412 sq ft  
Garage Area = 12 sq m / 127 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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