






9 MARKET PLACE

Woodstock, Oxfordshire



A RARE OPPORTUNITY IN THE HEART OF HISTORIC WOODSTOCK.
AN UNMODERNISED GRADE II LISTED FAMILY HOUSE WITH
OUTBUILDINGS, AN EXTENSIVE WALLED GARDEN AND ENORMOUS
DEVELOPMENT POTENTIAL.

Occupying a prime position in the very heart of Woodstock, this charming and rarely available three-bedroom Grade II listed residence offers an exceptional opportunity to acquire a characterful home with significant potential for enhancement and extension (subject to the necessary planning and building consents).

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Local Authority: West Oxfordshire District Council
Council Tax band: F
Services: Mains gas, water, electricity and private drainage
Tenure: Freehold

THE PROPERTY

Set behind an attractive period façade, the property opens into a generous entrance hall featuring original decorative tiled flooring. The front-facing reception room enjoys views over the Town Hall and Market Place through a handsome bay window. To the rear, a secondary reception room leads to a well-proportioned kitchen and an adjoining stone-built extension with a vaulted ceiling, offering exciting scope to reconfigure and expand the living space. Steps ascend to a versatile storage room above. Additional features include a characterful cellar with a barrelled ceiling, a lean-to conservatory/utility space extending along the rear elevation, and a beautifully proportioned 184 ft (56m) walled garden predominantly laid to lawn with mature fruit trees creating a tranquil and secluded outdoor retreat rarely found in such a central location. The first floor comprises three spacious double bedrooms arranged over two levels and a family bathroom. At the same time, a staircase from the landing provides access to a large attic room—offering further potential for conversion, subject to the usual consent. Of particular note is the substantial garaging located at the far end of the garden, accessed via Rectory Lane. This includes a double garage with two single doors, a workshop above, and an additional single garage. While the structures require attention, they offer a valuable amenity in a town where parking is highly sought-after.

PLANNING PERMISSION

The property benefits from a lapsed planning consent (Ref: 14/02296/FUL) to convert the garages into a separate three bedroom dwelling with a double garage and private garden. While the permission expired in 2018, the vendor holds written confirmation from West Oxfordshire District Council that groundwork commenced within the permitted timeframe. This is a scarce offering in one of Oxfordshire’s most desirable market towns, presenting an extraordinary opportunity for a discerning buyer to restore and reimagine a unique period home in an unrivalled central location.



LOCATION

Everything is outside your front door, including the spacious Market Place. Woodstock is a well-connected and thriving market town located northwest of Oxford, on the edge of the Blenheim Palace Estate. Residents benefit from pedestrian access to the estate grounds via a walking pass. The town offers a strong sense of community and a well-preserved historic centre, which includes a Post Office, churches of various denominations, and a diverse selection of shops, hotels, restaurants, and public houses. Woodstock is served by several reputable local schools and childcare facilities and provides convenient access to Oxford’s leading independent schools, including St Edward’s, Summer Fields, The Dragon, Oxford High School, Headington School, and Radley College. The town is strategically located for access to the M40, the Cotswolds, Stratford-upon-Avon, and is approximately 10 minutes by car from Soho Farmhouse. Oxford Parkway Station is easily accessible by bus services and offers direct trains to London Marylebone in approximately 55 minutes.



Approximate Gross Internal Area = 306 sq m / 3302 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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