

**FOR SALE**



**Blackberry Way, Woodstock**  
**Offers over £900,000**

  
**MARTIN&CO**





## Blackberry Way, Woodstock

### 4 Bedrooms, 2 Bathroom

#### Key Notes:

- Double Fronted Detached House
- Double Garage
- Off-Road Parking
- Spacious Rear Garden
- Open-Plan Kitchen Dining Space
- Living Room
- Four Bedrooms
- Principle Bedroom has En-Suite Shower Room
- No Onward Chain
- Council Tax Band: G
- Market Town Location



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co are delighted to present this beautifully maintained four-bedroom detached home, ideally situated on the sought-after Blackberry Way in Woodstock. This double-fronted property offers the perfect balance of style, comfort, and practicality, making it a fantastic choice for modern family living.

The ground floor features a bright and spacious open-plan kitchen/dining area perfect for entertaining. The inviting sitting room opens through French doors to the generous rear garden, offering a seamless flow between indoor and outdoor spaces. A handy cloakroom and ample hallway storage add to the home's convenience.

Upstairs, there are three well-sized double bedrooms with built-in wardrobes, along with a versatile fourth bedroom. The principal bedroom benefits from a private en-suite, while the remaining rooms share a stylish family bathroom.

Outside, the property boasts a generous rear garden ideal for relaxing or entertaining. There's also off-road parking and a double garage providing plenty of storage. Just a short stroll away, a peaceful nature reserve offers scenic walks and is protected from development a real bonus for families and nature lovers alike.

Woodstock is a charming Georgian town full of character, known for its royal heritage and historic architecture. The town offers a vibrant mix of independent shops, artisan galleries, and excellent pubs and restaurants. It's also home to the world-famous Blenheim Palace and surrounded by the stunning Oxfordshire Cotswolds - one of the most desirable regions in the country.

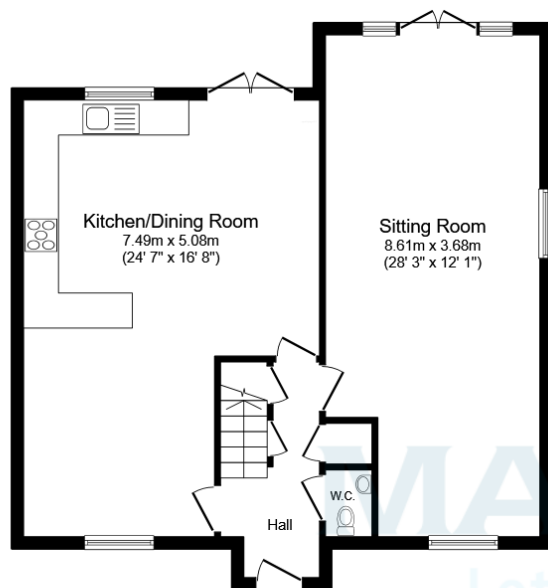




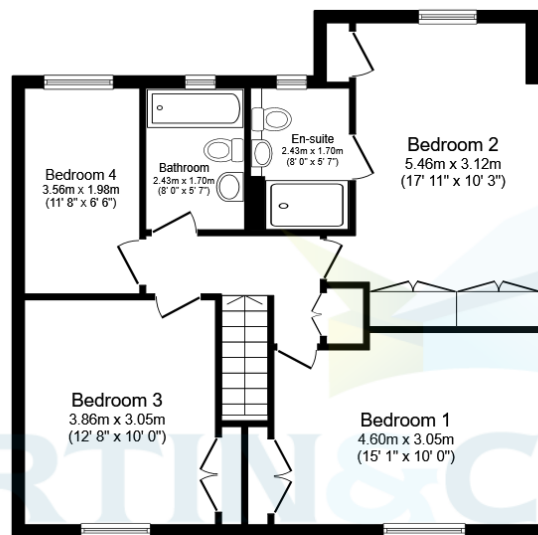




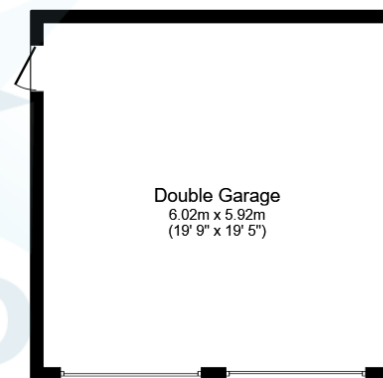




**Ground Floor**  
Floor area 71.4 m<sup>2</sup> (768 sq.ft.)



**First Floor**  
Floor area 70.2 m<sup>2</sup> (756 sq.ft.)



**Double Garage**  
Floor area 35.4 m<sup>2</sup> (381 sq.ft.)

**TOTAL: 177.0 m<sup>2</sup> (1,905 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Martin & Co Oxford

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