

CLIFFORD TERRACE
WOOTTON
OXFORDSHIRE

1 Clifford Terrace, Wootton

Oxfordshire, OX20 1WA

A rare opportunity to purchase this four-bedroom home situated down a secluded drive leading to a small exclusive development of just four homes. The property also benefits from larger than average lawned gardens and a double garage to the front.

Internally the property offers an entrance hall leading to all the downstairs accommodation to include a cloakroom, dining room/playroom, study and then the dual aspect living room with a fireplace and patio doors onto the gardens. The kitchen has a separate utility as well as a further set of patio doors into the gardens. The first floor has four good sized bedrooms with en-suite bathrooms to two of the bedrooms and then a family bathroom to service the others.

The West facing gardens are mainly laid to lawn with a patio area off the back of the house. there is a range of matures trees lining the sides of the garden with side and rear access. There is a double garage with an electric up and over door

Agent Note – The Blue line around the boundary plan is under the title of 1 Clifford Terrace but the local farm and local residents has right of way over this land to get to the field

Guide Price: £850,000

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West Facing





Clifford Terrace, Wootton, Woodstock, OX20

Approximate Area = 2112 sq ft / 196.2 sq m (includes garage)

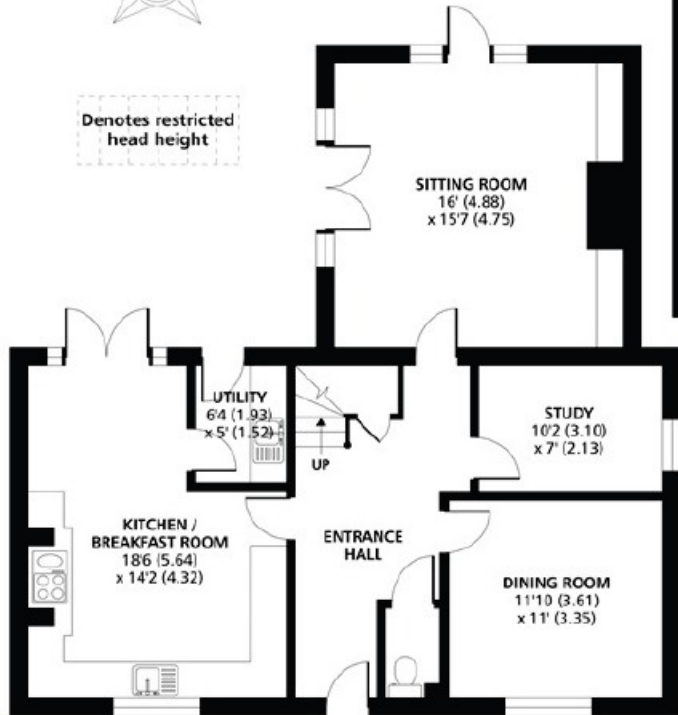
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 2136 sq ft / 198.4 sq m

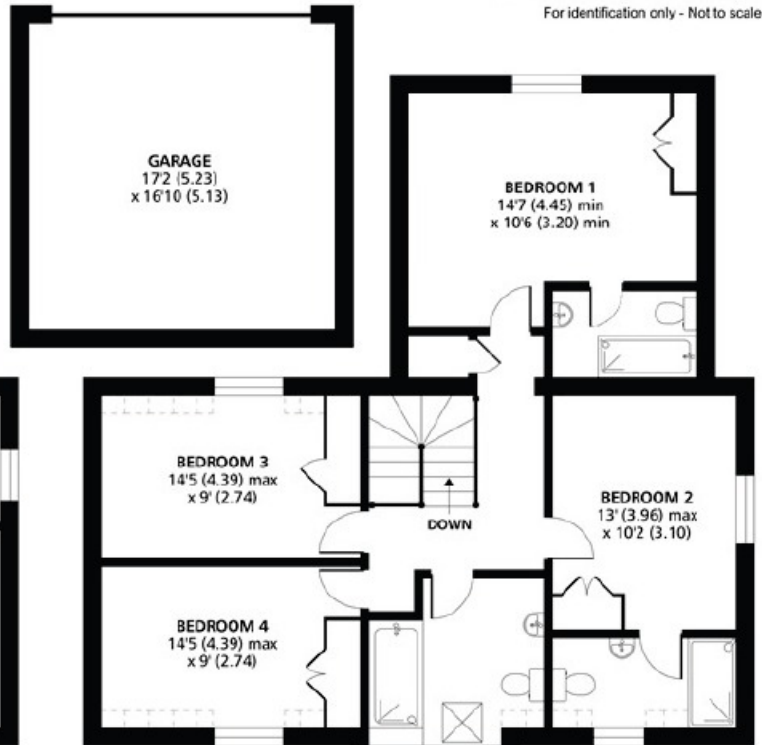
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hamnett Hayward Ltd. REF: 1083432



Council Tax:
Band E

Parking
Double garage with off street parking in front of the house

Local Authority
West Oxfordshire District Council

1 Clifford Terrace
Wootton
WOODSTOCK
OX20 1WA

Energy rating

C

Valid until

7 February 2034

Certificate number

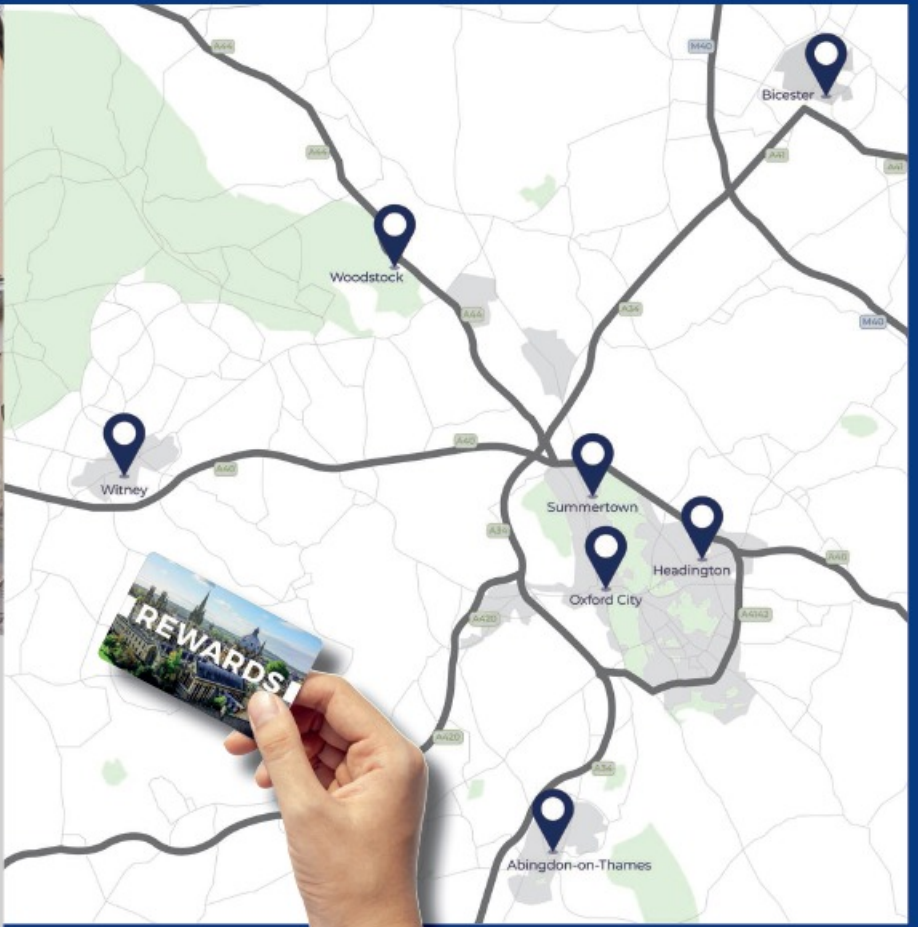
0739-3034-9202-2254-6200

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“Location Description”

Wootton is an unspoilt and sought after village approximately 9 miles north of Oxford in the valley of the River Glyme, close to where it joins the Dorn. It has a 13th century parish church, village store and a well-respected 3 rosette pub/restaurant called the Killingworth castle. There are bus services to Oxford via Woodstock and the local market town of Chipping Norton. Charlbury, with its mainline railway station, is approximately 7 miles.





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