



GREEN LANE, WOODSTOCK









46 Green Lane, Woodstock, Oxfordshire, OX20 1JZ

£1,500,000 Freehold

- Individual contemporary design
- Lovely family home
- Fantastic party house
- 3,800 sq ft accommodation
- Quiet location
- Near schools & town centre
- Studio/office, gardens
- Garage, ample parking
- Energy efficient features

A stylishly contemporary detached house, located on the corner of a quiet road just a 10 minute walk from the centre of Woodstock and local schools.

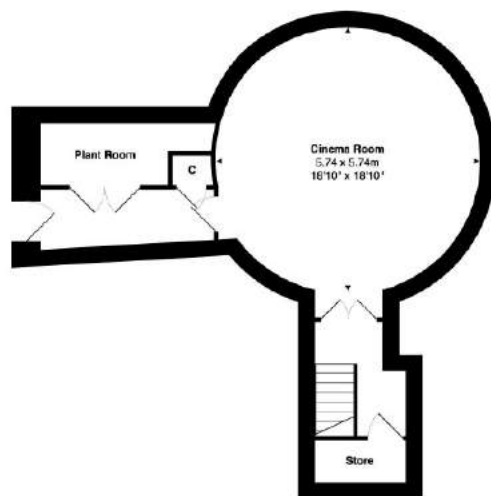
Offering over 3,800 sq ft of accommodation with spacious rooms throughout and ample parking, this is a brilliant family home.

The kitchen and dining room provide a fantastic space for entertaining and there is a separate sitting room and a stunning circular cinema room. The master bedroom suite is located on the ground floor and features an en-suite bathroom and dressing room. Accessed via an open riser oak staircase with glass balustrade, the four further bedrooms are all good doubles, three with en-suites. A utility room and family bathroom complete the main accommodation.

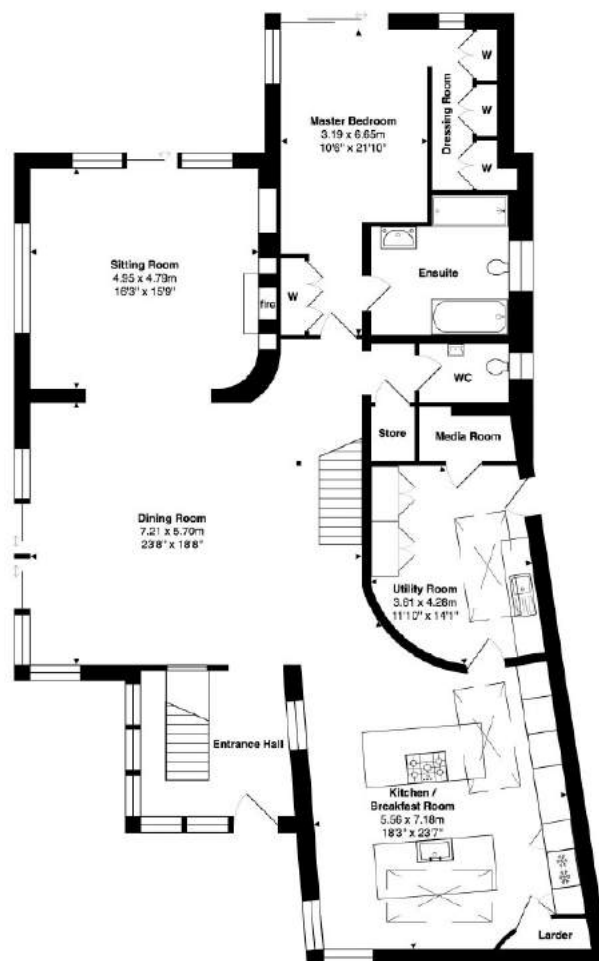
To the front of the property lie a separate studio office and a detached garage. There are gardens to front and rear offering a choice of seating areas, while a generous drive offers space for numerous vehicles to park.

The property has been designed with energy efficiency in mind and boasts an impressive 'B' EPC rating. A ground source heat pump feeds the underfloor heating which runs throughout the entire house, while solar panels on the office roof generate hot water. Grey water collects in a tank in the garden where it can be used again to water the plants.

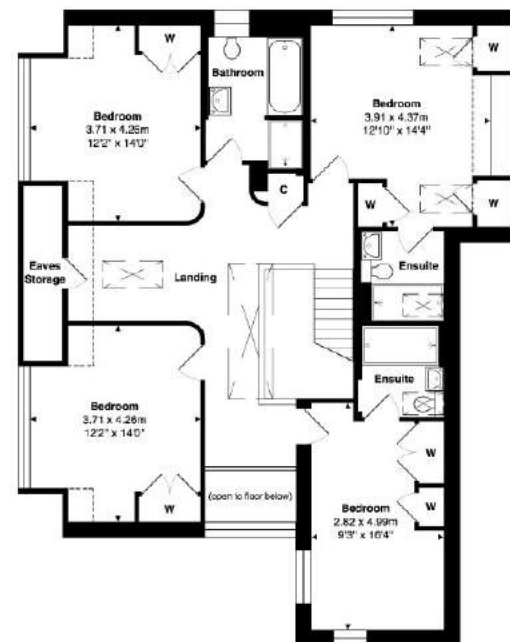




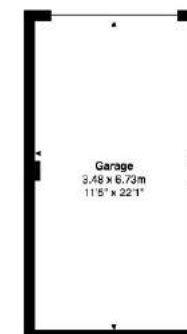
Lower Ground Floor



Ground Floor



First Floor



Outbuildings
(not shown in actual location / orientation)



denotes reduced headroom (less than 1.5 m / 5 ft)

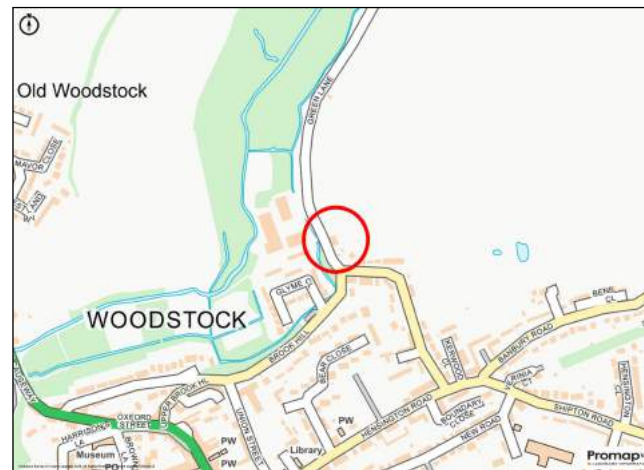
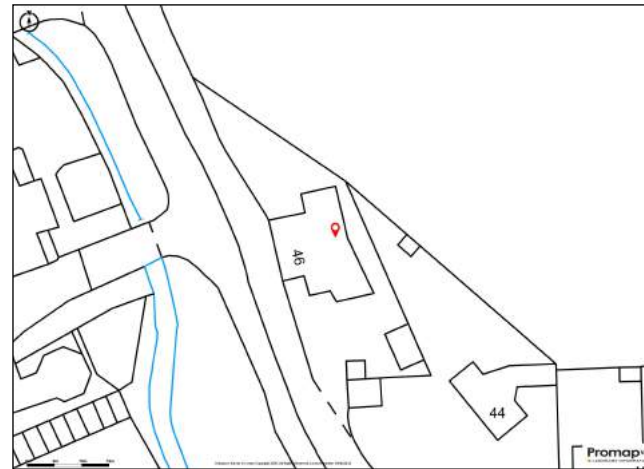
Approx. Gross Internal Area: 359.3 m² ... 3868 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of eaves, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such.
Drawn by E&P Property Services. www.epp.co.uk





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FURTHER INFORMATION

Services: All mains services connected. Ground source heat pump, underfloor heating, grey water

Local Authority: West Oxfordshire District Council

Tax Band:

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Woodstock is a thriving market town situated eight miles north-west of Oxford on the edge of the Cotswolds. Home to Blenheim Palace and its stunning 554 acre park, it offers an appealing mix of town and countryside and boasts an impressive choice of pubs, cafes, restaurants, shops and hotels. Its comprehensive schools are well respected and Oxford's private schools conveniently accessible. The M40 is within easy reach and Oxford Parkway train station provides a direct service to London Marylebone. There are four buses an hour into Oxford. Residents enjoy a free walking permit for Blenheim Park and there are many beautiful farmland walks, as well as a lido, museum and bowls and tennis club. Soho Farmhouse is approximately 15 minutes' drive away. For more info on Woodstock visit www.wutw.co.uk.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

