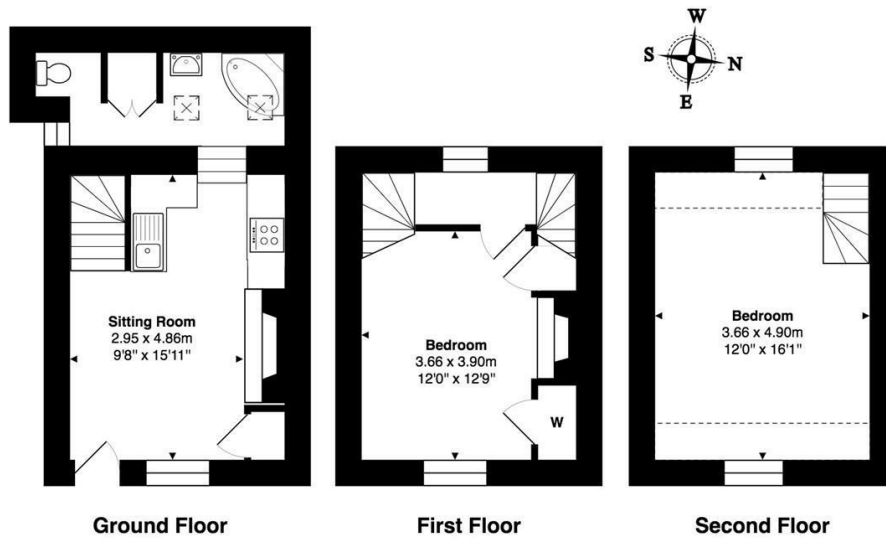




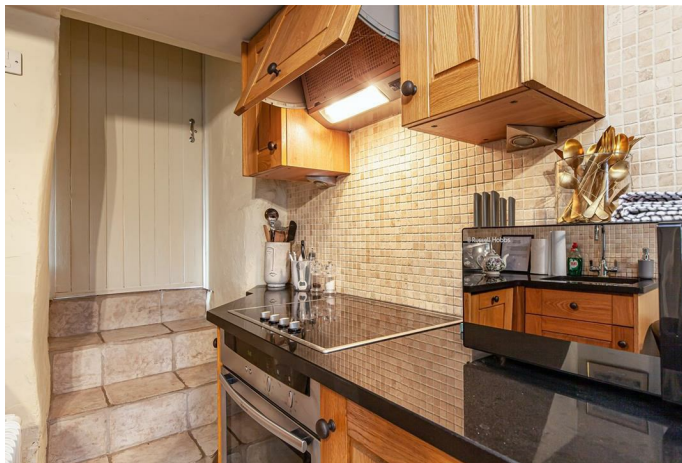
119, MANOR ROAD, WOODSTOCK, OX20 1XS

FLOWERS 
ESTATE AGENTS



Approximate Gross Internal Area
Total 61.7 m² / 664 ft²

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





119, Manor Road, Woodstock, OX20 1XS

Freehold

- Grade II listed cottage
- Open plan living
- Electric heating
- Wood burning stove
- Council Tax Band: D
- Set over three floors
- Ground floor bathroom
- Front courtyard
- Period features
- EPC Rating: G

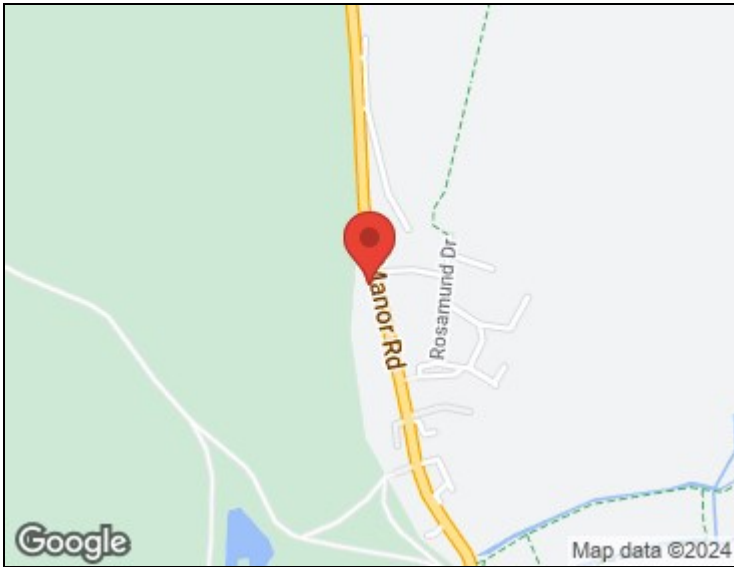
This charming Grade II listed cottage lies adjacent to Blenheim Estate, providing ease of access to the palace grounds and gardens, and the many amenities that Woodstock has to offer.

The property is full of character features including exposed timbers and stone. The kitchen and bathroom are particularly well designed, subtly bringing some modern features into an otherwise traditional home. There is a bedroom on the first floor and an attic room. The rear of the property is set alongside the historic Blenheim Wall and there is a front courtyard garden.

Woodstock is a thriving market town north of Oxford with a variety of commuter options for London & the Midlands. The town has a charming centre with a wide range of shops, hotels, restaurants and active social calendar. Oxford is readily available for more comprehensive facilities and a vibrant cultural scene.



‘ AVAILABLE FURNISHED, A CHARMING GRADE II LISTED
COTTAGE WITH MANY PERIOD FEATURES WITH
ACCOMMODATION ARRANGED OVER THREE FLOORS ’



CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	10	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority: West Oxfordshire District Council
Council Tax Band: D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

