

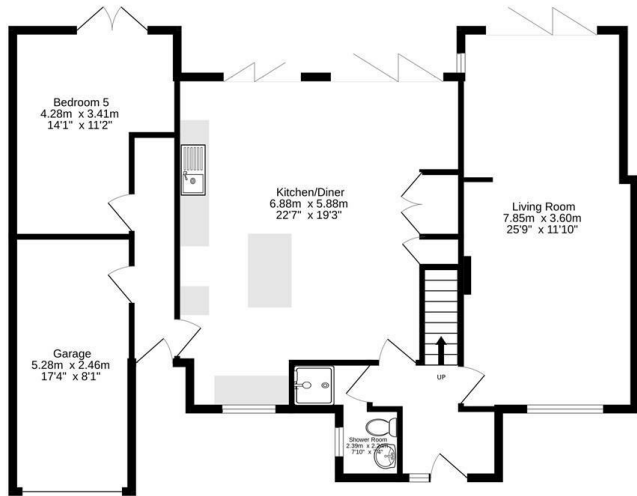


12, MEADOW WALK, WOODSTOCK, OX20 1NR

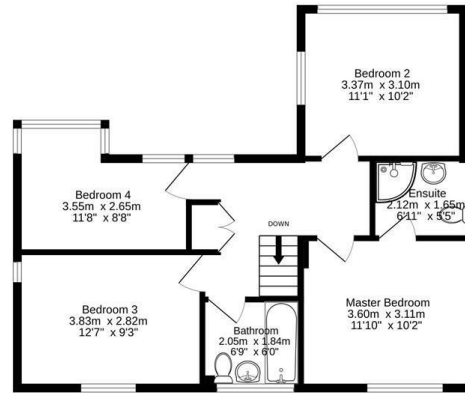
FLOWERS   
ESTATE AGENTS



**Ground Floor**  
102.4 sq.m. (1102 sq.ft.) approx.



**1st Floor**  
56.7 sq.m. (610 sq.ft.) approx.



Produced by wideangles.co.uk

**TOTAL FLOOR AREA : 159.1 sq.m. (1712 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023







# 12, Meadow Walk, Woodstock, OX20 1NR

Freehold

- Extended and modernised
- Ideal for multi-generational living
- Large reception room with open fire
- Private and mature rear garden
- Garage with driveway parking
- 5 bedrooms and ensuite to master
- Open plan kitchen/dining/family area
- Council Tax Band F
- Well placed for access to schools and Woodstock town centre
- EPC Rating D

A beautifully presented and extended detached home in this increasingly sought after location convenient for local schools, amenities and the town centre; also just a short walk to the Oxford bus route.

The house is set back from the road and enjoys a south westerly aspect to the rear. The current owner has made many improvements to the property giving it a strong feeling of space and quality throughout. Occupying over 1640 sq. ft, accommodation is versatile and is ideally suited to modern day family life. At the heart of the property is the large open plan kitchen/dining area with ample storage solutions. Bi-fold doors frame the attractive rear aspect and allow a wonderful flow of natural light which bathe the pleasant interiors. There is also a separate reception room with lovely open fire and a conversion to the rear has provided a 5th bedroom, perfect for relatives and guests. A ground floor shower room has been added for further convenience.

Four bedrooms and a family bathroom occupy the first floor and include a principle bedroom with ensuite shower room.

Externally, there is a mature and fully enclosed rear garden, a single garage and drive way parking.

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 churches, shops, hotels and restaurants. Woodstock is an excellent place to bring up a family with well respected schooling for all ages and an active local community.





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: E

TENURE: Freehold

Local Authority: WODC

Council Tax Band: F

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.

