

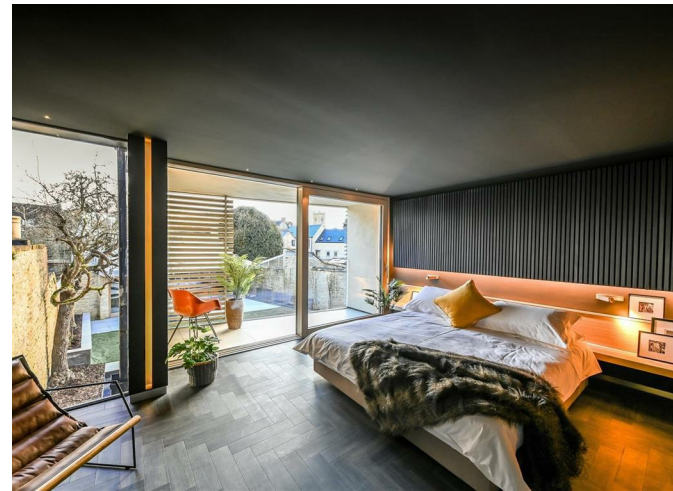


61, OXFORD STREET, WOODSTOCK

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61, Oxford Street, Woodstock, OX20 1TJ

Freehold

- Car lift & garage
- Bespoke joinery throughout
- Separate annex
- 5/6 Bedrooms
- Zoned Sonos audio system
- Underfloor heating
- Concealed lighting
- EPC Rating: B Council Tax: F
- Electric blinds
- Innovatively designed

This exceptional design-led home rests in a terrace of period townhouses, occupying an elevated position in the heart of Woodstock. With its striking architectural profile and innovative approach to detail and craftsmanship, the property extends to over 4000 Sq Ft, with five en-suite bedrooms and a separate garden room.

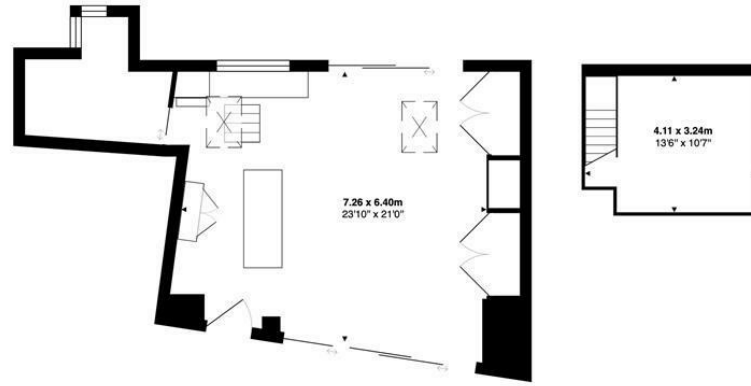
From the outside, this contemporary home is immediately captivating with its distinctive, slatted fold-up garage door and clever composition of stone, render, glass, and timber. Upon entry, your attention is drawn to its bold material palette and clever use of dark colours.

There is a series of well-connected and flowing spaces across multiple split levels. On the lower ground floor there is a bedroom with en-suite shower which can be utilized as a home office or gym. The garage is on the ground floor with front and rear car access, and a car lift that allows you to position vehicles at the rear of the property, offering generous provisions of off-street parking.

On the first floor, the main living space incorporates a spacious kitchen and dining area with sliding doors to a balcony, and on the lower level there is a more intimate reception room with sliding doors to the garden. The kitchen is defined by a large, cantilevered island and bespoke cabinetry, both living areas offer an excellent quality of natural light via the glazed rear doors and a light atrium which acts as a void through the center of the entire property. On the upper floors, there are four en-suite double bedrooms including a master with sunken bath and sliding doors to a balcony overlooking the rear garden.

Externally, the garden is low maintenance with a lawn area, patios, a water feature and raised borders. There a garden room at the rear of the property.





Garden room

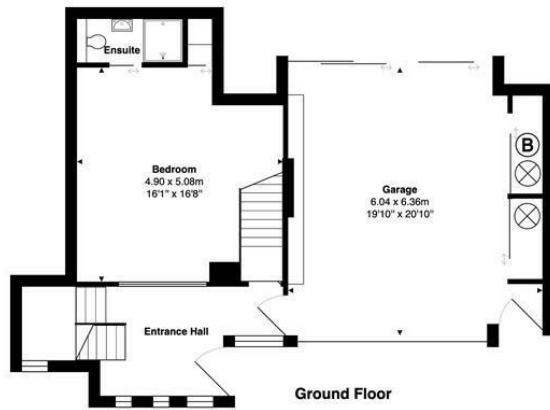


Approx. Gross Internal Area:

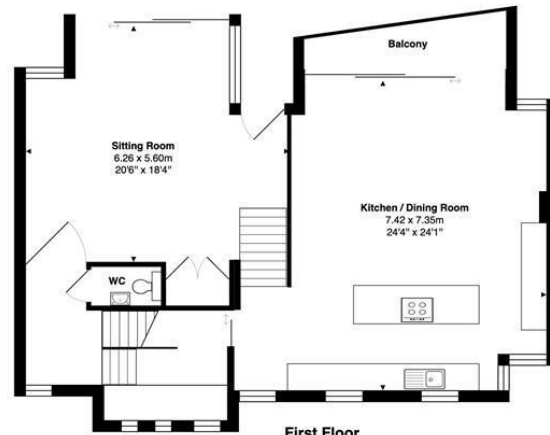
Main House: 299.7 m² ... 3226 ft²

Garden room: 72.7 m² ... 782 ft²

Total: 372.4 m² ... 4008 ft²



Ground Floor



First Floor



Second Floor



Third Floor

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 E8 Property Services. www.e8ps.co.uk





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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 88 | |
| (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 | |

Woodstock

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has an active community and a charming centre with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities and good access to the well known Oxford schools including St. Edwards, Summer Fields, The Dragon, Oxford High, Headington Girls and Radley. Woodstock is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon and Soho Farmhouse is approximately 10 minutes' drive away. There are a variety of commuter options for Oxford, London & the Midlands including regular buses to Oxford Parkway station providing fast (approx. 55 mins) trains to London Marylebone.

Local Authority: West Oxfordshire District Council

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.



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