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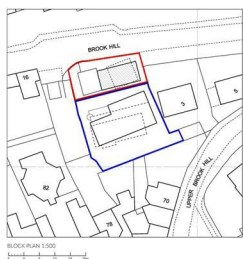
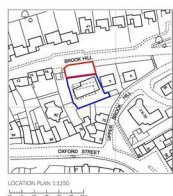
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03



04



# HIDDEN HOUSE, BROOK HILL, WOODSTOCK, OX20 1XH

Guide Price £425,000

Freehold

- Individual Building Plot in desirable location
- WODC Planning Ref 23/02890/FUL
- External courtyard & terrace approx 860 sqft
- Internal area approx 1500 sqft
- Permission granted for detached 3 bed house
- First floor covered terrace
- Convenient for town centre & Blenheim Park
- Parking for 3 cars

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**FLOWERS**  
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A one off opportunity to build close to Woodstock town centre, the water meadows and Blenheim Estate. This is a building plot with planning permission for a contemporary style detached house set into a sloping site with an outlook towards Old Woodstock.

The design has been carefully developed to take into account & maximise all aspects of the site and location of neighbours along with private amenity space and appropriate car parking arrangements.

This is a unique opportunity to build or have built a bespoke home in highly desirable Woodstock with all its amenities close to hand and with convenient access to London, Oxford & The Cotswolds.

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate. The property benefits from a high quality of life. The town is an active community and is the finest property for which planning permission has been granted. Woodstock is a vibrant town with 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.

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>		
(55-68) <b>D</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	

## FURTHER PROPERTY INFORMATION

**Local Authority:**

**Council Tax Band:**

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.