



110, OXFORD STREET, WOODSTOCK, OX20 1TX

FLOWERS   
ESTATE AGENTS

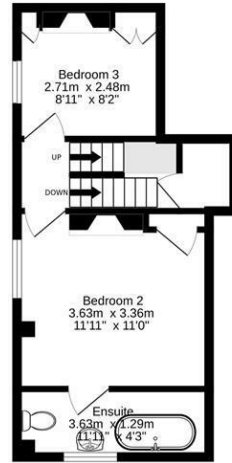
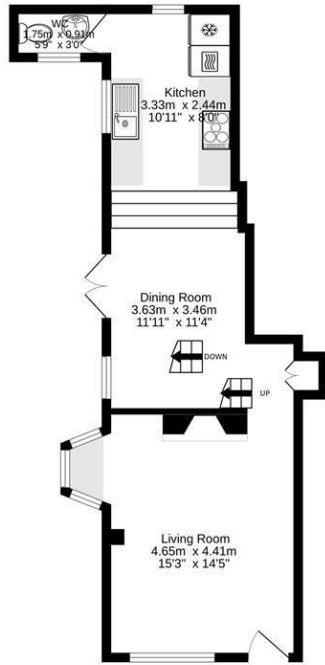
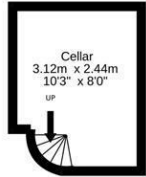


Basement  
7.2 sq.m. (28 sq.ft.) approx.

Ground Floor  
39.6 sq.m. (127 sq.ft.) approx.

1st Floor  
27.8 sq.m. (100 sq.ft.) approx.

2nd Floor  
19.3 sq.m. (67 sq.ft.) approx.



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TOTAL FLOOR AREA : 93.9 sq.m. (1011 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.  
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# 110, Oxford Street, Woodstock, OX20 1TX

Freehold

- EPC Rating E Council Tax Band D
- Two/three bedrooms
- Over 1000 Sq Ft of internal living accommodation
- Kitchen/ dining room
- Potential to extend (STPP)
- Period townhouse
- Beautifully presented
- Adorned with period features and charm
- Exceptionally large west facing garden

A beautifully presented two/three bedroom period town house situated in a sought-after position, just a short walk away from Blenheim Palace and the plethora of shops, pubs, restaurants, and cafes that Woodstock has to offer.

Behind the charming brick façade, the property offers a series of well proportioned living spaces which unfold over three floors. A welcoming sitting room with flagstone flooring and wood burning stove flows seamlessly into a contemporary split-level kitchen/dining room. There is also a ground floor cloakroom and cellar for added convenience and storage space. Two double bedrooms, both with en-suite facilities, occupy the first and second floors. There is also an additional third bedroom/study.

Ideal of al-fresco dining and relaxation during the warmer months, the large enclosed garden sits to the west of the property and offers ample potential to extend subject to obtaining necessary consents. This property is eligible for town centre parking permits.

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.





## CONTACT

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### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 79        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 48                         |           |
| (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<br>2002/91/EC |           |

### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: D

TENURE: Freehold

Local Authority: West Oxfordshire District Council

Council Tax Band: D

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