



1A, ASHFORD CLOSE, WOODSTOCK

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# 1a, Ashford Close, Woodstock, OX20 1FF

## Leasehold

- Unique three bedroom townhouse
- Meticulously presented with elegant subtle interiors throughout
- Two parking spaces
- Courtyard area to front and additional communal outside space
- EPC Rating D
- Central Woodstock location
- Versatile layout
- Council Tax Band C
- Grade II Listed
- Leasehold with 988 years left remaining

An exquisite Grade II listed three bedroom town house in the heart of Woodstock unfolding over more than 1600 sq ft of versatile accommodation, with the rare benefit of two private parking spaces. Rich in charm yet entirely relevant to modern day living, the property is characterised by its thoughtfully retained period features and dynamic set of tastefully designed living spaces.

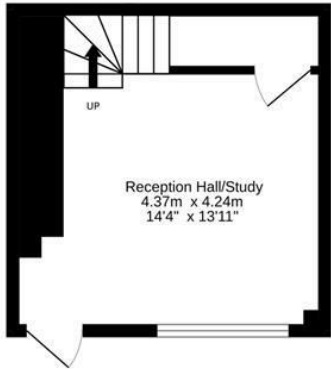
Entry is gained via a private courtyard area which leads to the front door and through to a spacious reception area, currently utilised as an office space. Stairs lead to the primary living accommodation and large sash windows frame elevated views across Woodstock town centre and and bathe the property's pared-back calming colour palette in soft natural daylight. An elegantly proportioned reception room, and separate dining room or third bedroom can be found on the first floor along with the kitchen/dining room. Defined by it's clean lines, high specification finish and intelligent design, the carefully integrated kitchen benefits from a well placed island providing a central cooking area and breakfast bar. There is also plenty of room for a dining table making it a stylish yet truly sociable and practical space.

Two further double bedrooms can be located on the second floor, both benefiting from bespoke built in wardrobes and luxurious en-suite facilities.

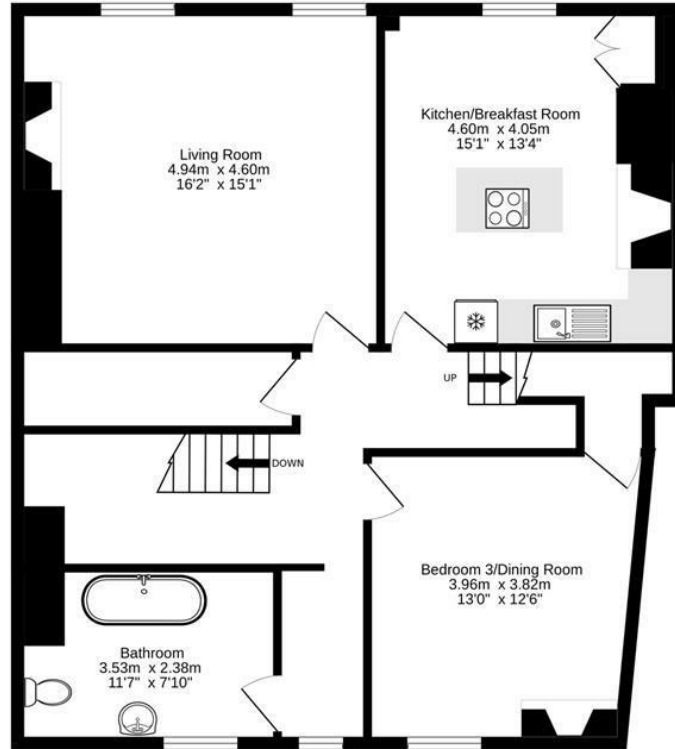
Externally, the property offers a small pretty private courtyard area which unfolds to the front. There is also a communal area which is accessed via the first of the property's two parking spaces and is currently dressed as a pleasant outside seating space. Viewings highly recommended.



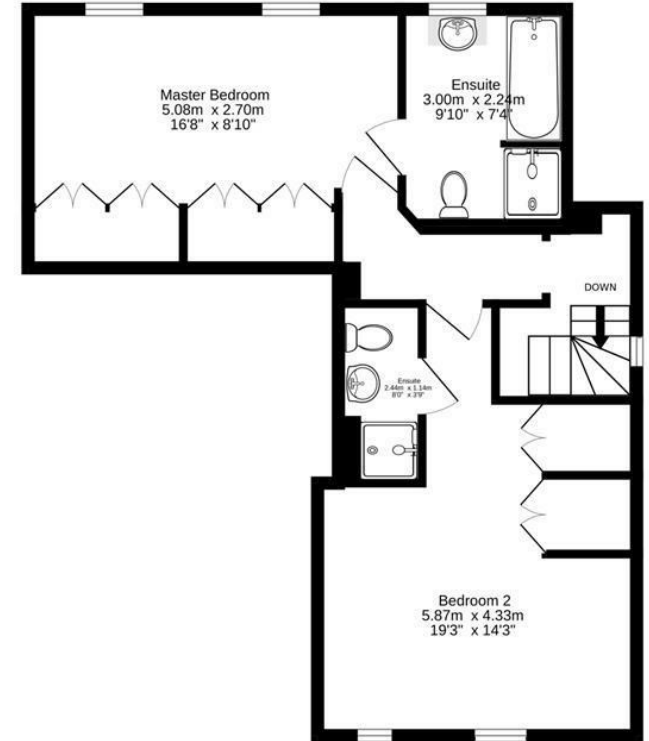
Ground Floor  
16.6 sq.m. (178 sq.ft.) approx.



1st Floor  
81.3 sq.m. (875 sq.ft.) approx.



2nd Floor  
52.4 sq.m. (564 sq.ft.) approx.



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**TOTAL FLOOR AREA : 150.3 sq.m. (1618 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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## 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>		<b>81</b>
(69-80) <b>C</b>	<b>63</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	

### 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:** C

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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