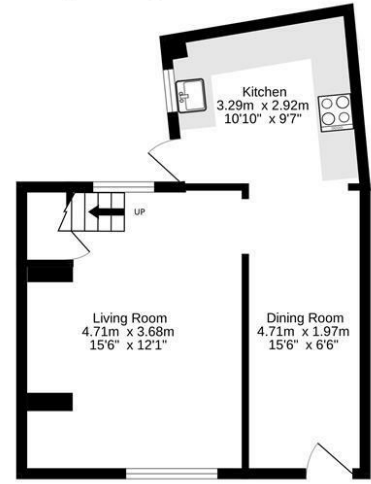
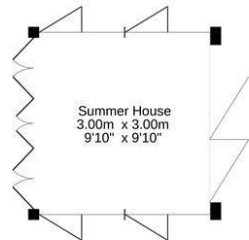




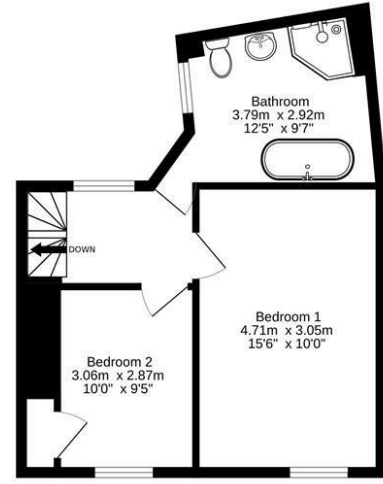
3, UNION SQUARE, CHAPEL HILL, WOODSTOCK, OX20 1DU

FLOWERS 
ESTATE AGENTS

Ground Floor
43.3 sq.m. (466 sq.ft.) approx.



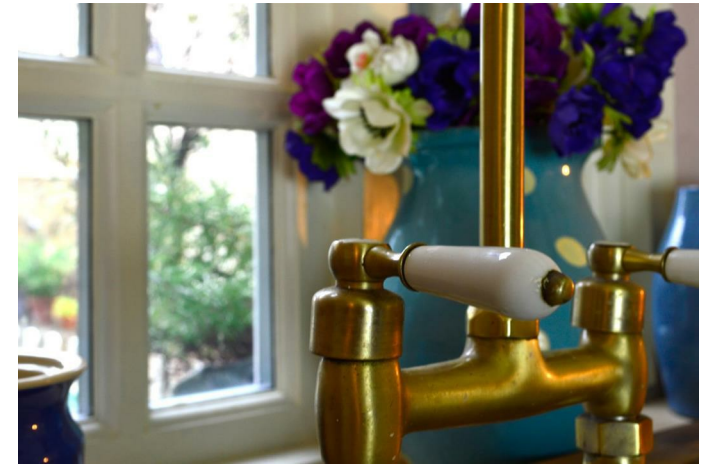
1st Floor
34.9 sq.m. (376 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 78.2 sq.m. (842 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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3, Union Square, Chapel Hill, Woodstock, OX20 1DU

Freehold

- End terrace period cottage
- Dining room
- Kitchen with direct access to courtyard garden
- Sitting room with fireplace
- Two bedrooms
- Garden with summerhouse
- EPC Rating E | Council Tax Band B

This charming end-terrace cottage sits modestly within the idyllic village of Wootton by Woodstock. Approaching nearly 850 Sq Ft of practical living accommodation, the property is characterised by its carefully retained period features and wonderful set of dynamic internal spaces.

Upon entry you are greeted immediately by an abundance of period charm. The ground floor benefits from a dining room and separate dual aspect sitting room with a central stone fireplace and wood burner. The kitchen sits to the rear of the property and offers direct access to the tranquil rear courtyard which makes an ideal spot for alfresco dining in the warmer months. The two bedrooms, including the master bedroom, and family bathroom occupy the first floor.

Externally, the garden is a short distance from the property and is mainly laid to lawn with the addition of a high quality summer house. Viewings highly recommended.





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) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wootton

A beautiful example of a traditional English village, with an active and vibrant community. Set around the River Glyme and surrounded by beautiful countryside, it is located just two miles north of Woodstock and is convenient for Oxford and its superb transport links, as well as being just a short drive from Soho Farmhouse. Amenities include a village shop with Post Office facilities, a well-respected primary school, an imposing church and an excellent gastro/village pub, The Killingworth Castle. There are gorgeous country walks through water meadows and across farmland.

Local Authority: West Oxfordshire District Council

Council Tax Band: B

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.

