



MULBERRY HOUSE, 22 OXFORD STREET, WOODSTOCK

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# Mulberry House, 22 Oxford Street, Woodstock, OX20 1TS

## Freehold

- Historic Grade II Listed townhouse
- Extensively renovated and extended
- 4 bedrooms
- Enclosed rear garden
- Central Woodstock location
- Flexible layout
- Garage/workshop & parking
- Council Tax G

An exquisite Grade II listed four bedroom town house in the heart of Woodstock unfolding over almost 2800 sq ft of beautifully refined accommodation, with the rare benefit of private parking.

Meticulously renovated by the previous owners who have celebrated the building's original features, the property is defined by its seamless blend of period charm with modern day elegance. Upon entering you are immediately greeted by a sense of serenity. Generous ceiling heights, large sash windows and a soft palette draw light deeply into a series of well-thought-out living spaces. There are two large reception rooms, both adorned by original timber beams and fireplaces. A contemporary extension to the rear of the ground floor creates an impressive kitchen/family room which lends itself to both entertaining and everyday family life. Clean lines and large sliding glass walls allow for a spectacular flow of natural daylight and can be fully retracted in order to integrate the dining area and outside patio during the warmer months. Circling back to the central hallway, stairs descend into the basement where the boiler room and handy pantry can be found.

All four bedrooms are generously proportioned and rich in charm. The principle bedroom with en suite and built in wardrobes is located on the first floor along with the second bedroom and family bathroom. Two further double bedrooms and additional shower room crown the second floor.

Pouring out from the kitchen/family room lies a tranquil stone walled rear garden with large, tiled patio area, thoughtfully stocked borders and an expanse of well maintained grass. A path leads to the stone built garage space (which could also be utilised as a workshop or studio) along with private parking.



' An exquisitely renovated four bedroom townhouse in the heart of Woodstock '



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





### 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.

### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: G

TENURE: Freehold

**Local Authority:** West Oxfordshire District Council

**Council Tax Band:** G

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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## CONTACT

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