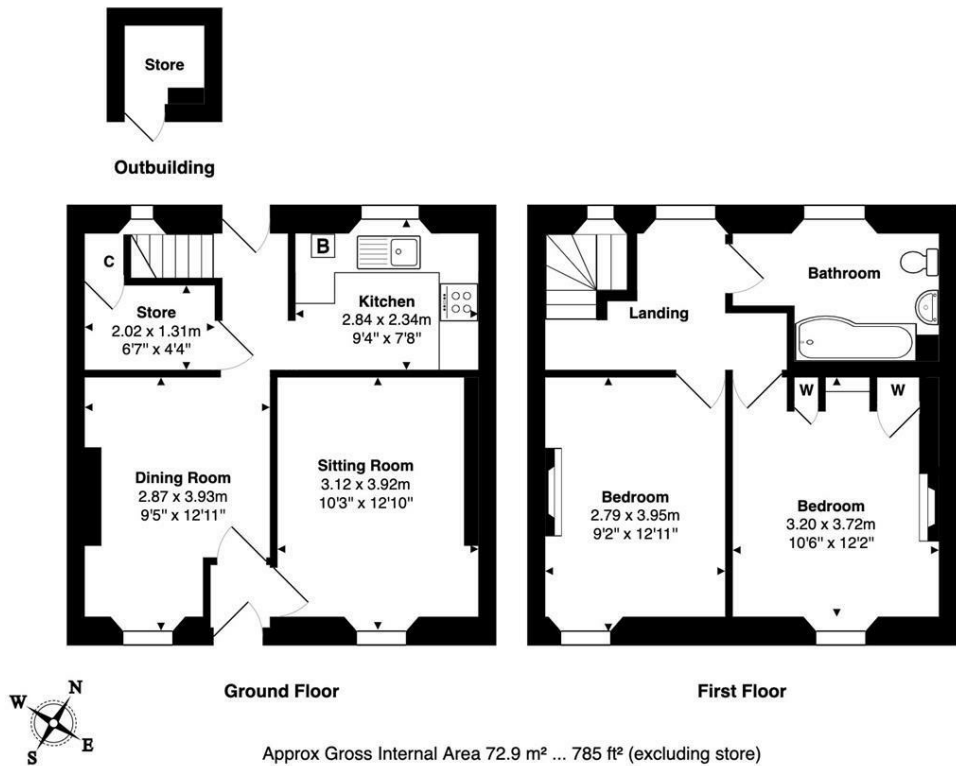




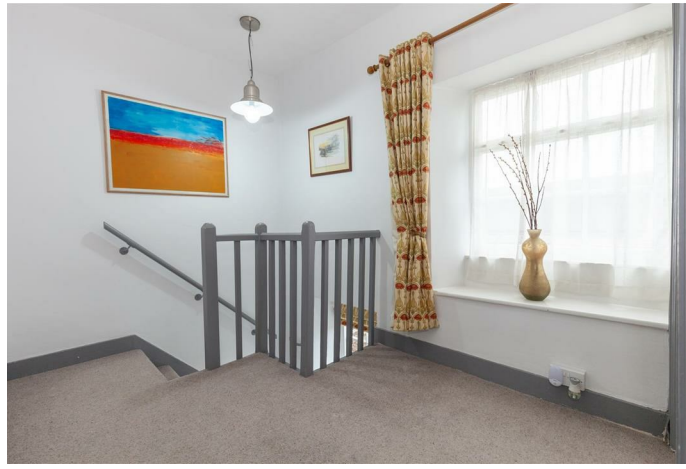
7, HENSINGTON ROAD, WOODSTOCK, OX20 1JQ

FLOWERS 
ESTATE AGENTS



Approx Gross Internal Area 72.9 m² ... 785 ft² (excluding store)

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





7, Hensington Road, Woodstock, OX20 1JQ

Freehold

- Attractive period cottage
- Two double bedrooms
- Recently refurbished kitchen and bathroom
- EPC grade D
- Centrally located
- Sitting room with separate dining room
- Stone walled courtyard garden to rear

Favourably positioned in the heart of Woodstock, this charming two bedroom cottage offers well proportioned living accommodation over two floors.

Well presented throughout and characterised by its good quality of natural daylight and carefully retained period features, the plan offers a sitting room with separate dining room to the front with a recently fitted kitchen and store at the rear. A spacious landing, two double bedrooms and family bathroom occupy the first floor.



Externally, there is a private stone walled courtyard garden which offers the ideal spot for alfresco dining and entertaining during the warmer months. Offered with no onward chain. Eligible for permit parking.

Woodstock is a thriving market town north of Oxford with a variety of commuter options for London & the Midlands. The town has a charming centre with a wide range of shops, hotels, restaurants and active social calendar. Oxford is readily available for more comprehensive facilities and a vibrant cultural scene.



CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: TBC

TENURE: Freehold

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:

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.

