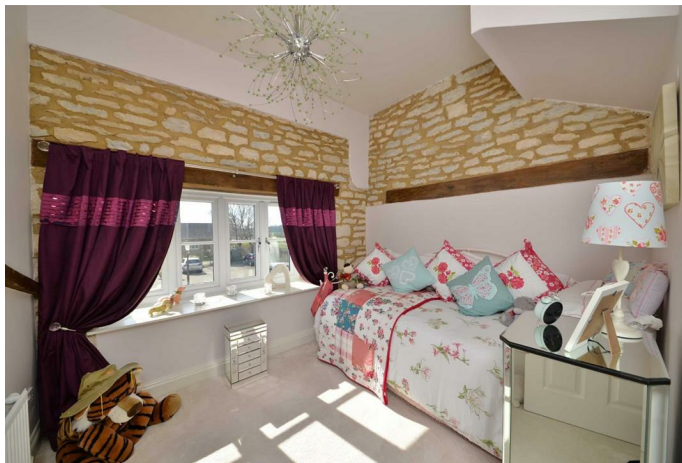
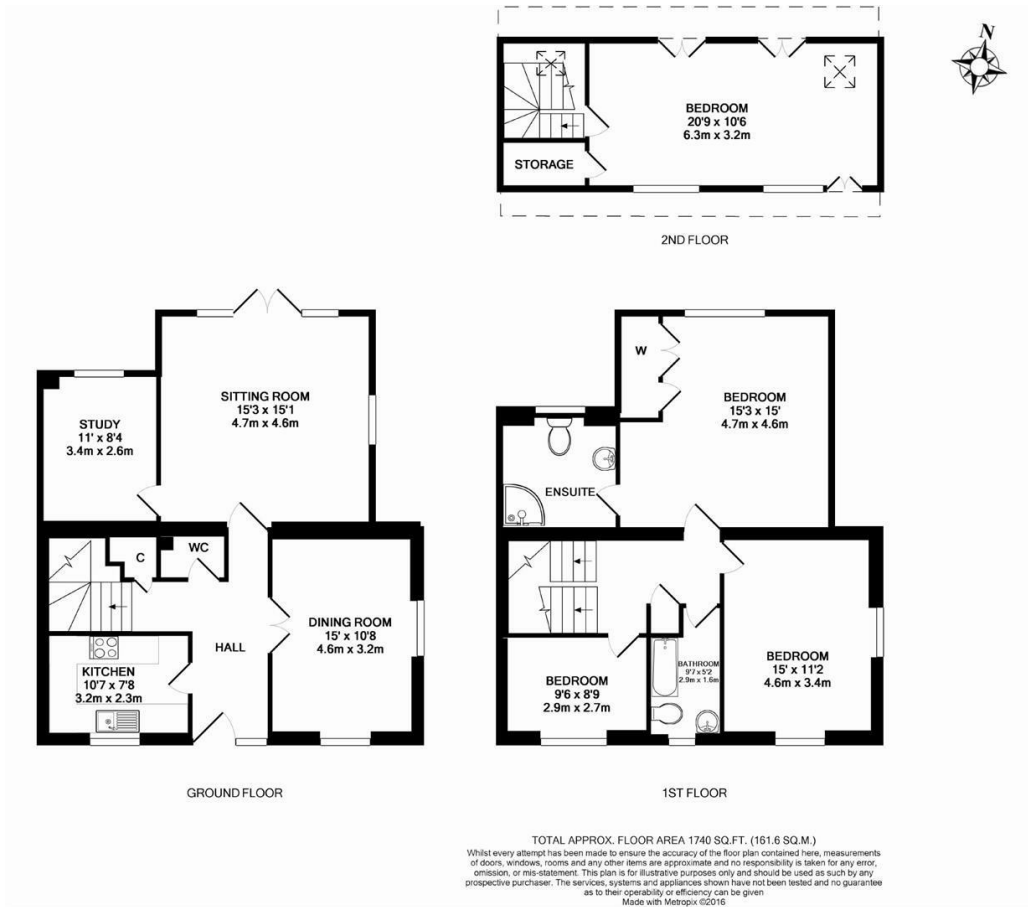




2, WOLSEY COURT, WOODSTOCK, OX20 1QP

FLOWERS   
ESTATE AGENTS





## 2, Wolsey Court, Woodstock, OX20 1QP

Freehold

- Barn conversion
- Four bedrooms
- Modern kitchen
- Wood burning stove
- Garden and Parking
- Exposed stone & timbers
- Two reception rooms
- Council Tax Band E
- En-suite to master bedroom
- Gas to radiator heating. EPC; D

An attractive four bedroom barn conversion situated just off the A44 approximately 1.5 miles from Woodstock.

Defined by the array of character features throughout, the property offers a series of well proportioned, bright and versatile living spaces. Upon entry the central hallway gives way to the kitchen, dining room, study and handy ground floor cloakroom. The large sitting room unfolds across the rear of the property with French doors allowing for direct access to the garden. Three bedrooms and a family bathroom occupy the first floor and includes a principle bedroom with en-suite. A stylish forth bedroom is located on the second floor

Externally there is an enclosed, landscaped rear garden with side access and parking for two cars.

Additional Material Information:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Private drainage

Heating: Gas

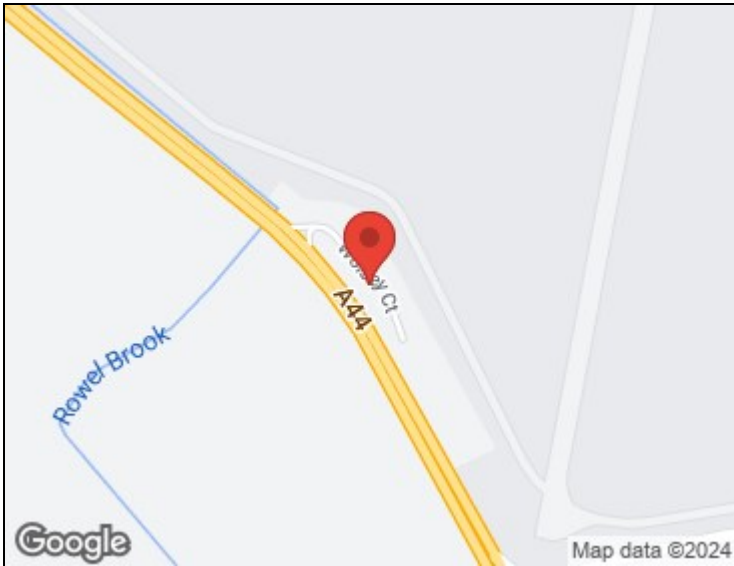
Parking: Off-street

Flood Risk: Further information is available via the Gov.uk website

Wolsey Court is located approximately 1.5 miles outside of Woodstock towards Begbroke. The location provides goods access to Oxford Parkway Station providing access to London Marylebone, as well as Oxford city and Woodstock both of which provide a wide variety of local amenities and facilities. There is also Hanborough Station at Long Hanborough providing access to London Paddington.



' A FOUR BEDROOM BARN CONVERSION SET WITHIN A DEVELOPMENT JUST OUTSIDE WOODSTOCK '



## CONTACT

### Flowers Estate Agents

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OX20 1TS

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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>82</b>
(69-80) <b>C</b>	<b>67</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:** Cherwell District Council

**Council Tax Band:** E

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.

