



34, CASTLE ROAD, WOOTTON

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# 34, Castle Road, Wootton, OX20 1EG

## Freehold

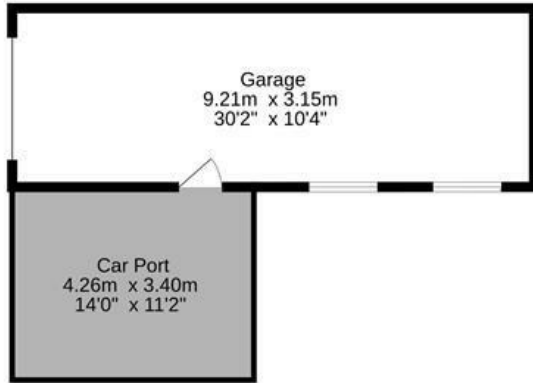
- Three bedroom period cottage
- Well proportioned and versatile accommodation
- Garage/workshop
- Large landscaped gardens to the front and rear
- EPC Rating E | Council Tax D
- Extended and re-configured
- Tastefully presented
- Car port
- Highly sought after village location

This delightful three-bedroom village house occupies a central position within the tranquil setting of Wootton, a picturesque village just 2 miles north of Woodstock.

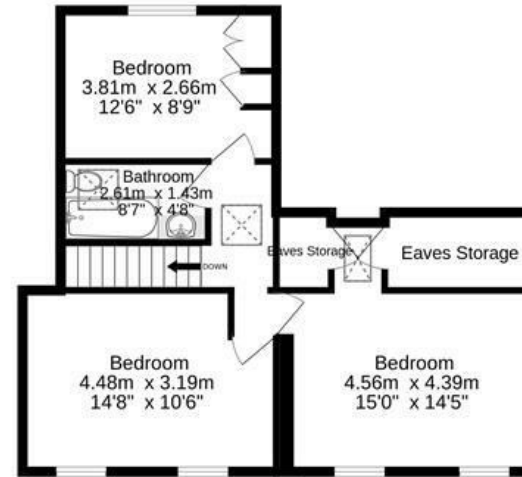
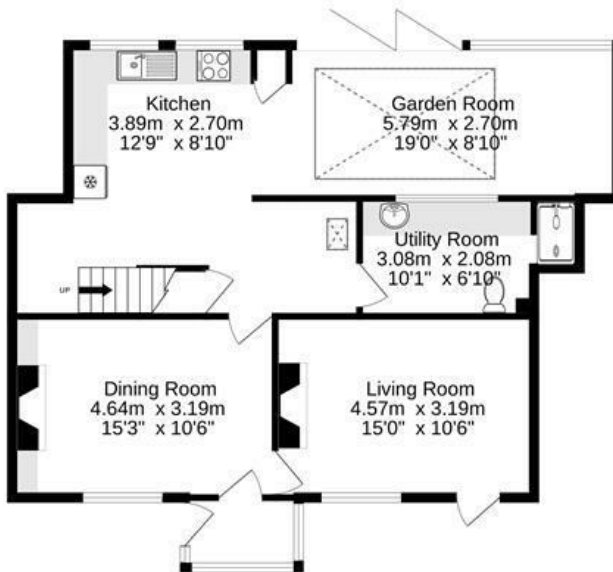
Rich in character and charm, this double fronted cottage has been sympathetically remodelled and extended to create a home synonymous with modern day family life. The main entrance to the property is positioned at the front and is approached via a generous stretch of landscaped stone walled garden. Once inside, a series of versatile and well proportioned living spaces unfold over 1709 Sq.Ft. Two traditional reception rooms are located to the front of the plan and lead to a contemporary kitchen/family room at the rear which is arranged in a practical yet truly sociable layout with views over the rear garden. Tastefully designed bespoke kitchen cabinetry line the walls and a large lantern skylight overhead offers a source of natural illumination over the dining area. The ground floor also benefits from a utility room with ground floor shower for added convenience. The first floor is home to three double bedrooms and the family bathroom.

Externally, the gardens have been beautifully maintained and designed with mindful intention. Well stocked with an abundance of flowering perennials and shrubs, the garden offers a sun trap which is ideal for relaxation or entertaining. A large garage/workshop and car port at the rear of the plot offers ample storage space and potential to convert (subject to relevant consents). Sold with no onward chain.

**Ground Floor**  
105.6 sq.m. (1136 sq.ft.) approx.



**1st Floor**  
53.2 sq.m. (572 sq.ft.) approx.



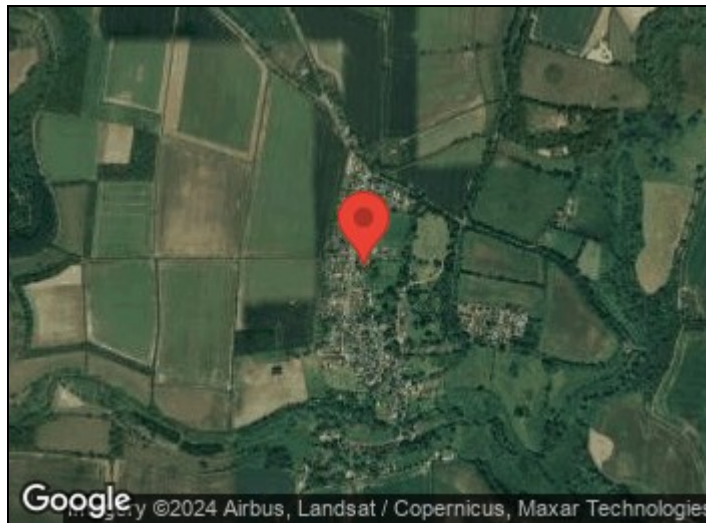
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**TOTAL FLOOR AREA : 158.7 sq.m. (1709 sq.ft.) approx.**

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 Oxford  
**Council Tax Band:** D

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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