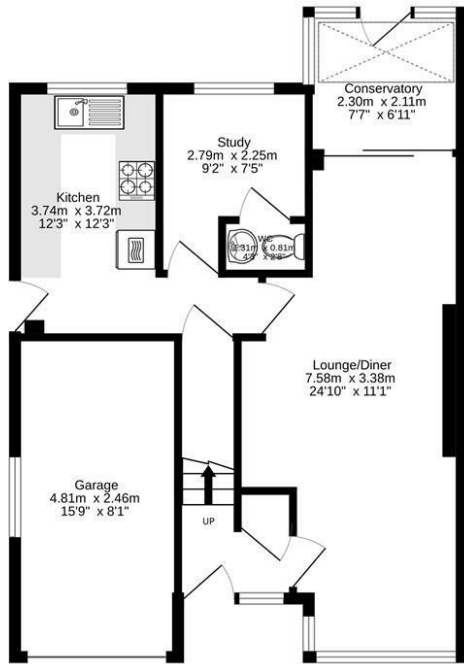




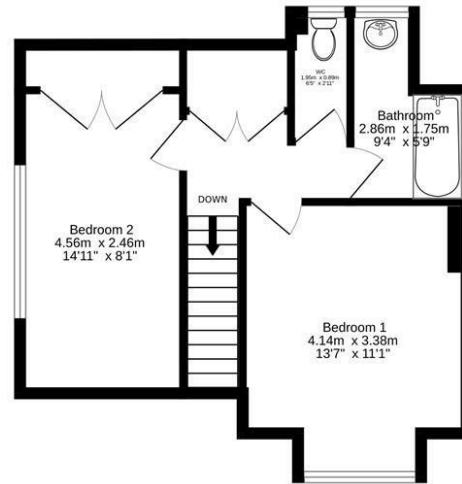
13, MARLBOROUGH CRESCENT, WOODSTOCK, OX20 1YJ

FLOWERS   
ESTATE AGENTS

**Ground Floor**  
57.9 sq.m. (623 sq.ft.) approx.



**1st Floor**  
38.7 sq.m. (416 sq.ft.) approx.



Produced by wideangles.co.uk

**TOTAL FLOOR AREA : 96.5 sq.m. (1039 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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# 13, Marlborough Crescent, Woodstock, OX20 1YJ

## Freehold

- Two/three bedroom semi detached home
- Large reception/dining room
- Generous rear garden
- Sought after location within easy reach of Blenheim palace grounds
- Council Tax Band D
- Versatile living accommodation with potential to reconfigure and extend (subject to relevant consents)
- Two double bedrooms
- Garage and driveway parking
- EPC rating D

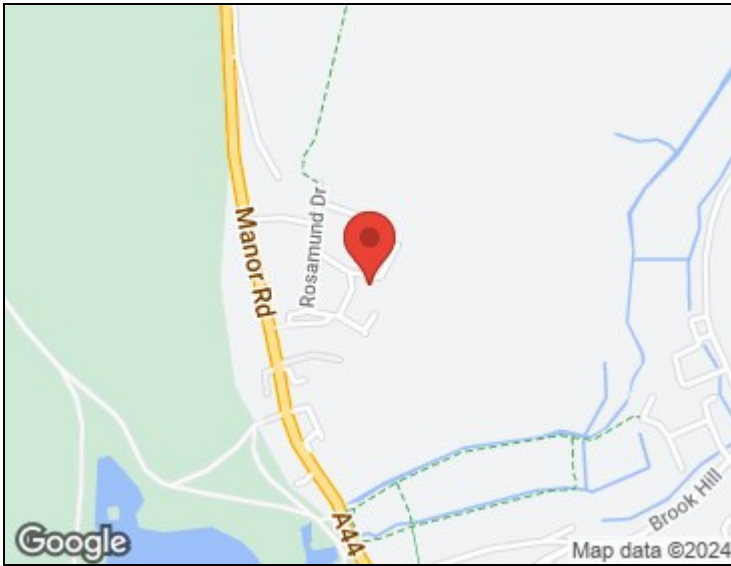
A well-presented and versatile two/three-bedroom semi-detached house in a popular residential road in Old Woodstock, just a short walk from Woodstock's town centre amenities and the Blenheim Palace grounds, one of Britain's finest world heritage sites.

The house is set back from the road behind a smart front garden and paved driveway. The entrance hallway leads to generously proportioned reception/dining room with glazed sliding doors that invite a wonderful quality of natural light and open onto a rear conservatory. The kitchen is positioned to the rear of the plan with plenty of work surface and storage, and side access that leads to the front and rear gardens. The third bedroom/study is on the ground floor, overlooking the rear garden and would suit a variety of uses. There is a separate W.C. on the ground floor for added convenience.

The first floor provides two double bedrooms; one runs the full depth of the house and has eaves storage, while the other benefits from stunning views to the front, across Old Woodstock to Blenheim Palace. There is a family bathroom with separate WC.

Externally, the landscaped 90' rear garden has been beautifully maintained with with lawn, mature borders, a patio area and a large greenhouse. The front garden is mainly laid to lawn with attractive borders. A side passage provides rear access from the front. There is driveway parking for two cars and residents on street parking.





## CONTACT

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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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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:** West Oxfordshire

**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.

