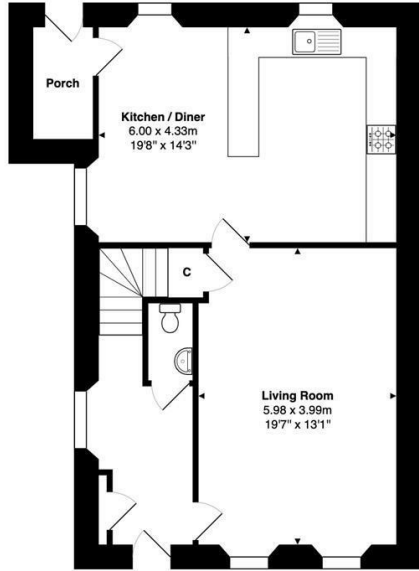


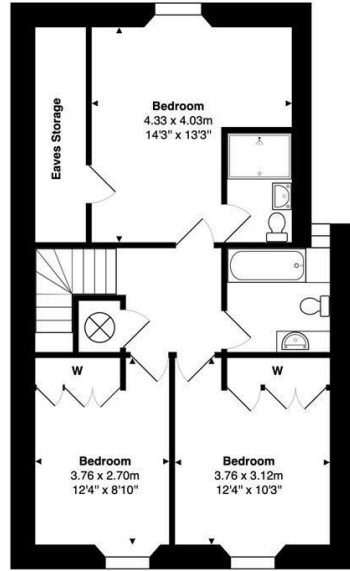


6, WOLSEY COURT, WOODSTOCK, OX20 1QP

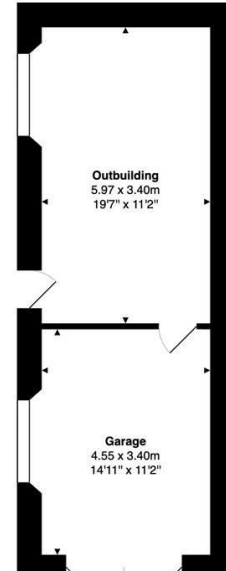
FLOWERS 
ESTATE AGENTS



Ground Floor



First Floor



Garage

Approximate Gross Internal Area

Main House 124.1 m² / 1336 ft²
 Garage 36.1 m² / 388 ft²
 Total 160.3 m² / 1725 ft²

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 purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk





6, Wolsey Court, Woodstock, OX20 1QP

Freehold

- Tucked away off the A44
- Located within easy access of Woodstock and Kidlington
- Kitchen/dining room
- Detached stone built out-building
- Council tax band E
- Three bedroom barn conversion
- Reception room
- Enclosed rear garden
- Driveway parking for 2 cars which would make ideal studio space
- EPC Rating D

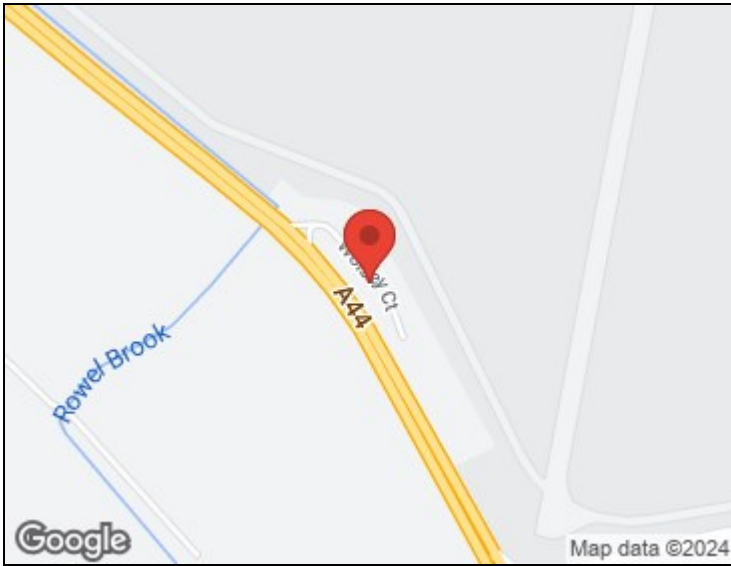
Available with no onward chain, a charming three-bedroom end of terrace property which forms part of a small development of barn conversions, located just a short distance outside of Woodstock. Rare to find, the property also includes a detached stone-built outbuilding.

Historically part of a set of farm buildings which serviced the Blenheim Palace Estate, the property offers a series of generously proportioned and sociable living spaces which are ideally configured to suit modern day life. Access is gained via the front entrance hall which leads to a sizeable and bright front reception room. A warm and welcoming kitchen is located at the rear of the plan and offers the ideal space for entertaining. There is also a small side extension which provides direct access to the garden and a ground floor W.C. for added convenience.

The first floor is home to the family bathroom and three bedrooms, including the master which benefits from an en-suite shower room.

Externally, the fully enclosed rear garden primarily comprises of lawn and borders which are easily maintained. The detached outbuilding which currently provides workshop and garage space is located just a short walk from the property and offers ample scope for further reconfiguration (subject to consents). Viewings highly recommended.





CONTACT

Flowers Estate Agents

London House
 16 Oxford Street
 Woodstock
 OX20 1TS

01993 627766
woodstock@flowersestateagents.com

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Woodstock
 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.

Cherwell
 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.

