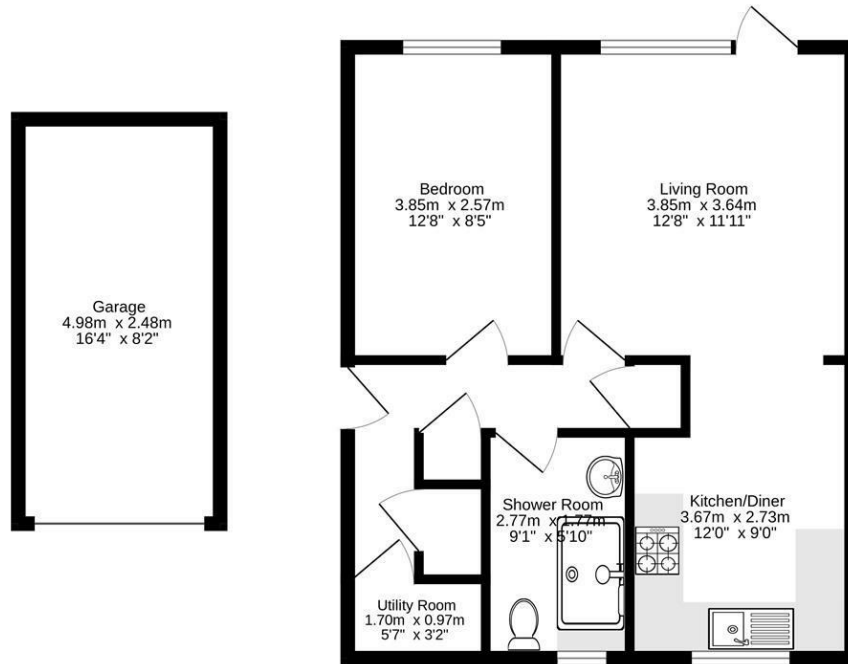




4, BOUNDARY CLOSE, WOODSTOCK, OX20 1LR

FLOWERS   
ESTATE AGENTS

**Ground Floor**  
**59.0 sq.m. (635 sq.ft.) approx.**



Produced by wideangles.co.uk

**TOTAL FLOOR AREA : 59.0 sq.m. (635 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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## 4, Boundary Close, Woodstock, OX20 1LR

Share of Freehold

- Available with no onward chain
- Tastefully presented
- Modern kitchen/dining area
- Shower room
- Garage with off street parking
- Ground floor one-bedroom apartment
- Entrance hall with good provision for storage
- Sitting room
- Utility room
- Excellent central location

Conveniently positioned within easy reach of local amenities, this well presented one bedroom first floor apartment offers light and well proportioned accommodation throughout.

Entry is via the central hallway which offers ample storage. A stylish kitchen/dining area flows seamlessly into the generous sitting room with direct access to the communal outside space. The double bedroom sits to the rear of the plan with an adjacent shower room. There is also a utility room for added convenience.

Externally, there is a garage with parking and well maintained communal gardens to enjoy. It's position provides a bright and open aspect and is just a short walk from the centre of Woodstock.





## CONTACT

### Flowers Estate Agents

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Woodstock  
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>		
(69-80) <b>C</b>	71	74
(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.

### Services

UTILITIES: Connected to mains services  
COUNCIL TAX BAND: West Oxford band B  
TENURE: Share of Freehold

**Local Authority:** WODC

**Council Tax Band:** B

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.

