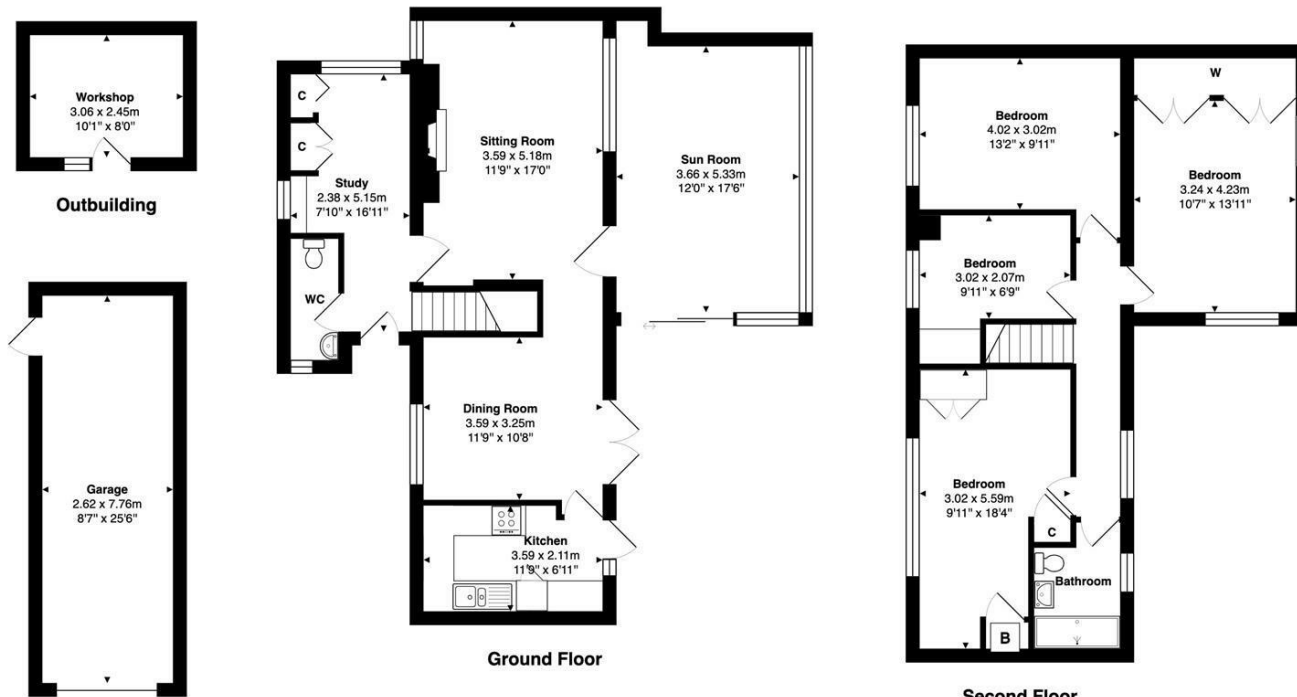




2, THE LEY, WOODSTOCK, OX20 1UX

FLOWERS   
ESTATE AGENTS



**Approximate Gross Internal Area**

140.6 m<sup>2</sup> ... 1513 ft<sup>2</sup> (excluding workshop, garage)

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 purposes only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)





## 2, The Ley, Woodstock, OX20 1UX

### Freehold

- Detached family home
- Ample potential to reconfigure and modernise.
- Sunroom
- Full enclosed rear garden
- EPC grade D
- Sought after location
- Sitting room with separate dining room
- Four bedrooms
- Off street parking and garage
- Council Tax Band E

Offered with no onward chain, this four-bedroom detached home is positioned on one of Woodstock's most popular residential roads, offering potential for further extension and modernisation (subject to consents). The Ley is just a short walk from the town centre and the beautiful grounds and gardens that Blenheim Palace has to offer.

Internally the property currently occupies over 1500 Sq Ft, with generously proportioned, bright and versatile living accommodation which unfolds over two floors. Entry is via a large reception hallway which has been utilised as an office space in recent years. The primary reception room flows into an impressive sunroom which is located to the rear of the plan and draws in a wonderful flow of natural light. The ground floor further benefits from a separate dining room, kitchen and ground floor cloakroom. All four bedrooms and family bathroom are situated on the first floor.

Externally, there is a well maintained, private and mature rear garden, an easily maintained front garden, driveway parking and a detached garage. Viewings highly recommended.





# 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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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: E  
TENURE: Freehold

**Local Authority:** West Oxfordshire 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.

