

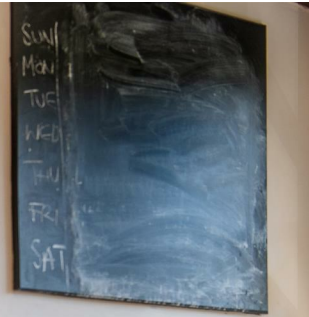


105 & 105A, MANOR ROAD, WOODSTOCK

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105 & 105a, Manor Road, Woodstock, OX20 1XS

Freehold

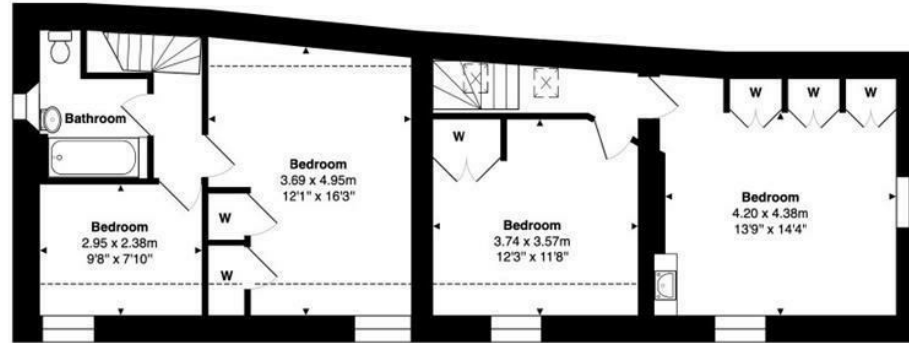
- EPC Rating E | Council Tax Band G
- Grade II Listed family home
- Separate one-bed annexe
- 5 bedrooms
- 3 reception rooms
- Large open plan kitchen/dining room
- abundance of period features
- Favourable location bordering Blenheim Palace
- Parking for three vehicles

Wrapped within the idyllic backdrop of Blenheim Palace, this beautifully crafted family home with one-bed cottage is set within the walls of an imposing Grade II listed former boxing glove factory.

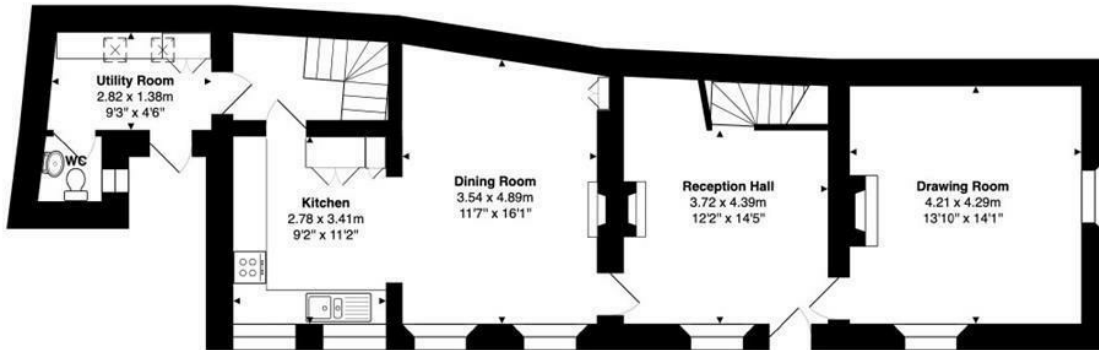
Tucked away from the road behind elegant iron railings, the property welcomes you into a series of warm, fluid and characterful living spaces. Period features are plentiful and flagstone floors, window shutters, original beams and wall panelling are paired with a wonderful quality of soft natural light which flows throughout. An impressive entrance hall sets the tone for the the tour and provides access to a well proportioned reception/drawing room complete with fitted bookcases. A large sociable country style kitchen/dining room occupies the left of the plan with handy WC and utility room for added convenience.

Upstairs the large master bedroom features a stunning vaulted ceiling, and bedrooms 2, 3 and 4 are all good sizes. A single bedroom and two bathrooms complete the accommodation on the upper floors.

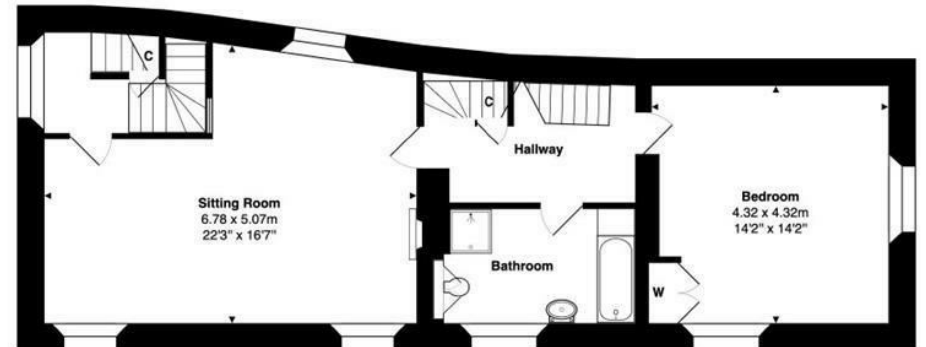
A tranquil cottage garden lies to the front of the house along with parking for multiple vehicles. The detached cottage, 'The Coach House', is situated to the side of the main property and comprises a sitting room with parquet flooring, newly fitted kitchen and bathroom and double bedroom.



Second Floor



Ground floor



1st Floor

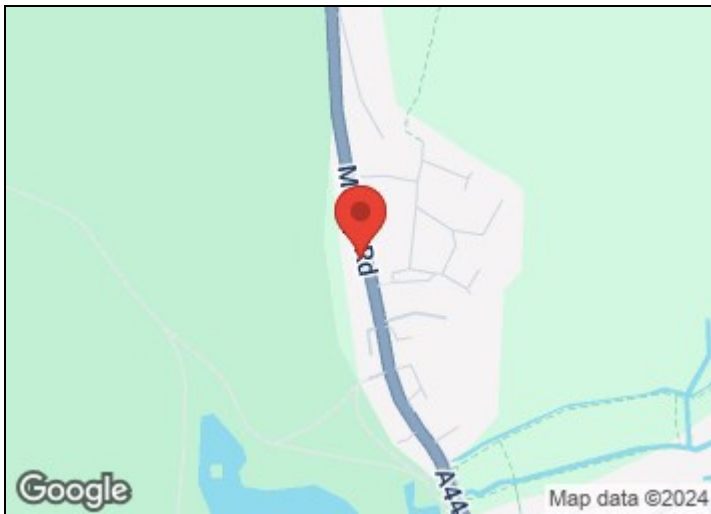


Denotes Reduced Headroom

Approx. Gross Internal Area: 223.3 m² ... 2404 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





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

TENURE: Freehold

Local Authority: WODC

Council Tax Band: G

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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