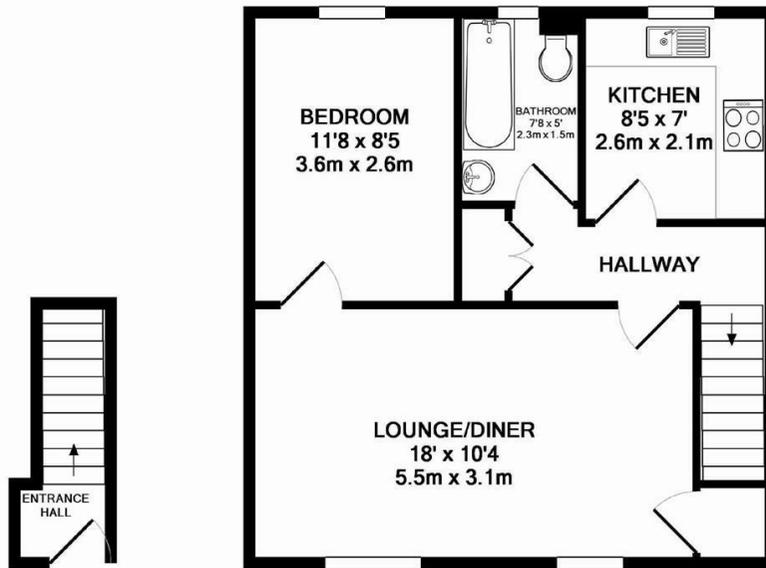




2A, RECTORY LANE, WOODSTOCK, OX20 1UF

FLOWERS   
ESTATE AGENTS



GROUND FLOOR  
APPROX. FLOOR  
AREA 34 SQ.FT.  
(3.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

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 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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## 2A, Rectory Lane, Woodstock, OX20 1UF

Freehold

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- Share of freehold
- Own entrance
- Bathroom
- Sitting/dining room
- Town centre
- First floor apartment
- Kitchen
- Bedroom
- Parking
- EPC Rating D Council Tax B

Conveniently placed in the centre of Woodstock, offering a plethora of shops, pubs, and restaurants on the doorstep, this one bedroom first floor apartment makes excellent use of space with its practical and well-proportioned living arrangement. Ideal for first time buyers or investors.

The property has its own private front door with an entrance hall on the ground floor and integral staircase leading to the main living space on the first floor. There is an internal hallway that leads to the kitchen, bathroom and reception room whilst the master bedroom is positioned off the reception room. There is off road parking at the rear of the property.

Woodstock is an attractive Georgian market town, home to Blenheim Palace, one of Britain's finest world heritage sites. The town has a wonderful community and offers a wide selection of hotels, restaurants, cafes, pubs, and shops. There is a tennis and bowling club, an open-air swimming pool, museum, churches, and a multitude of annual events. There is a Pre-school and Primary school with adjoining Nursery. Woodstock offers ease of access to Oxford with a regular bus service. There are nearby train services to London from Long Hanborough and Oxford Parkway.

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## CONTACT

### Flowers Estate Agents

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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>		
(55-68) <b>D</b>	<b>68</b>	<b>77</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	

### Area description

Woodstock is a thriving market town located north of Oxford and on the edge of Blenheim Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has a charming centre with a wide range of shops, hotels, bars and restaurants, excellent schools and an active community. There are a variety of commuter options for Oxford, London & the Midlands and it is conveniently located for The Cotswolds.

### SERVICES

UTILITIES: Mains water and electricity. Heating: Storage Heaters

COUNCIL TAX: WODC Tax Band B

EPC Rating D

**Local Authority:** West Oxfordshire District Council

**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.

