



1, GLOVERS CLOSE, WOODSTOCK

FLOWERS 
ESTATE AGENTS









1, Glovers Close, Woodstock, OX20 1NS

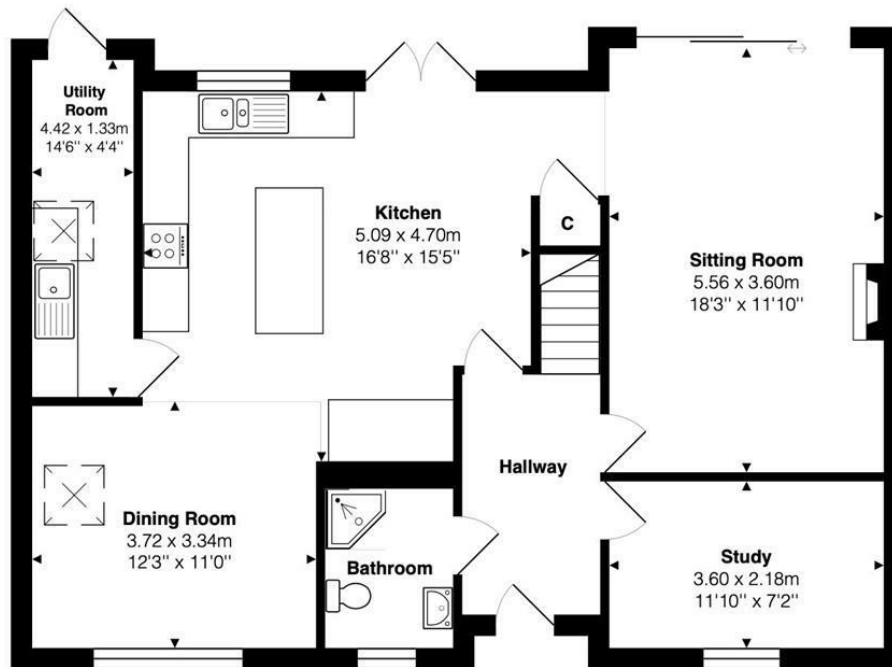
Freehold

- Detached four bedroom family home
- Large corner plot on a coveted residential road
- Within walking distance of local amenities Blenheim Palace grounds
- Ground floor open-plan living accommodation
- Beautifully presented throughout
- Ground floor shower room
- Large south-west facing wrap around garden
- Driveway parking for two cars
- EPC Rating C
- Council Tax Band F

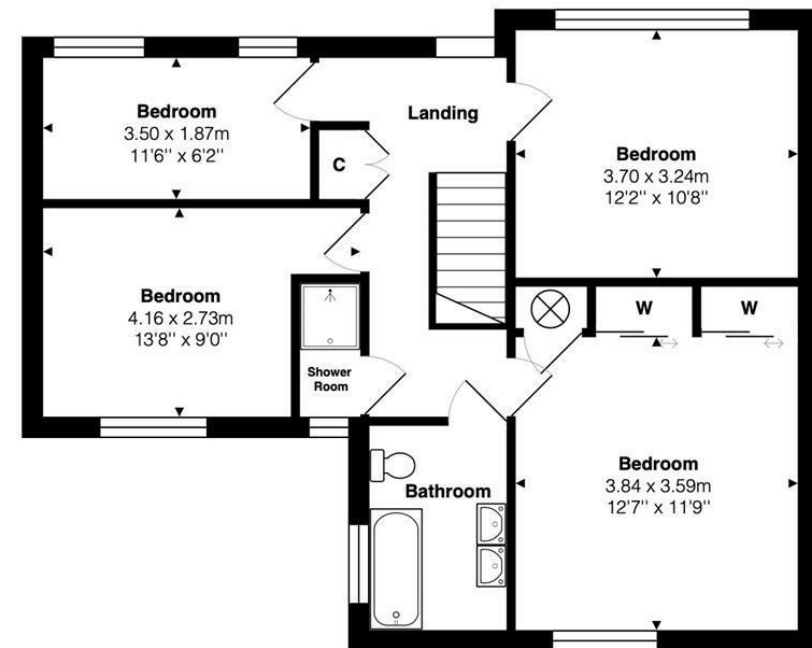
This exceptional four-bedroom detached family home is situated on a corner plot in a quiet and coveted residential road, only a short distance from Woodstock town centre and schools.

Approaching 1600 Sq.Ft, the property is defined by it's contemporary, free-flowing living spaces which are synonymous with modern day family life. A central hallway leads through to what is currently considered the heart of the home, an impressive open-plan kitchen with island/dining/family room. Clean lines, neutral tones and French doors allow for a spectacular flow of natural light which create the ideal space for entertaining. The adjoining sitting room occupies the left of the plan in addition to the study. There is also a utility room and ground floor shower room for added convenience. On the first floor, there is a family bathroom and four well-proportioned double bedrooms.

Externally, an extended patio seating area connects effortlessly to the reception room via glazed sliding doors. The plot is L-shaped, with a large turfed area which is easily maintained. The front garden is well presented with driveway parking for two vehicles.



Ground Floor



First Floor

Approximate Gross Internal Area

146.8 m² ... 1581 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







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(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

COUNCIL TAX BAND: West Oxfordshire Band F

TENURE: Freehold

Local Authority: WODC

Council Tax Band: F

CONTACT

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