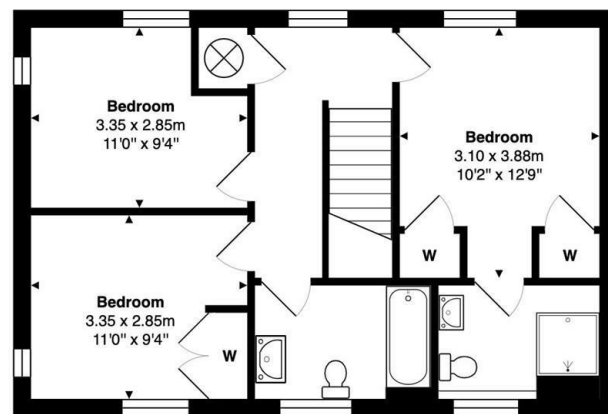
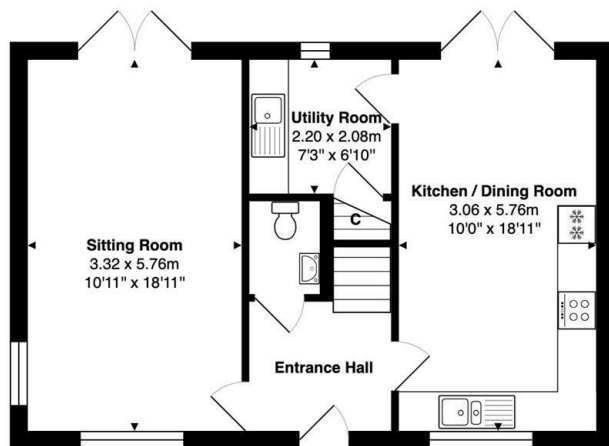




22, MARRIOTT CLOSE, OX20 1EY

FLOWERS 
ESTATE AGENTS



Ground Floor

First Floor

Approximate Gross Internal Area

101.6 m² ... 1093 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





22, Marriott Close, OX20 1EY

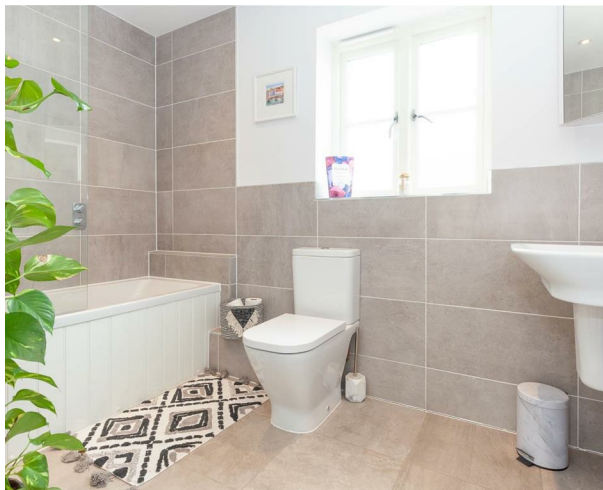
Freehold

- Three bedroom detached family home
- Kitchen/dining room with integrated appliances
- Sitting room
- En-suite shower room to master bedroom
- Utility room and downstairs W.C.
- South-west facing rear garden
- Off-road parking
- Solar Panels
- Council Tax Band E | EPC Rating C
- Offered with no onward chain

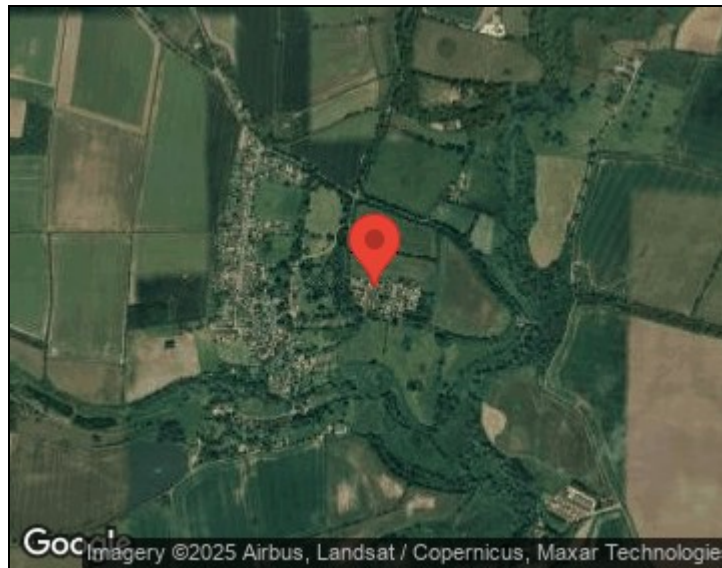
A fantastic opportunity to purchase an exceptionally well presented detached three bedroom family home in the desirable village of Wootton.

Built in 2019, the property offers flexible and modern living throughout with a generously proportioned kitchen/diner and separate sitting room both with French doors offering direct access into the enclosed rear garden. There is also a useful utility room and downstairs cloakroom. The first floor has three bedrooms with en-suite shower room to the master and a family bathroom.

Outside the south-west facing rear garden is mainly laid to lawn with a pleasant patio area ideal for entertaining. The property also offers off-road parking for multiple vehicles and benefits from the remainder of the 10-year NHBC warranty given with the property. Viewings highly recommended.



' A BEAUTIFULLY PRESENTED MODERN THREE BEDROOM DETACHED FAMILY HOME IN THE DESIREABLE VILLAGE OF WOOTTON '



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Wootton

A beautiful example of a traditional English village, with an active and vibrant community. Set around the River Glyme and surrounded by beautiful countryside, it is located just two miles north of Woodstock and is convenient for Oxford and its superb transport links, as well as being just a short drive from Soho Farmhouse. Amenities include a village shop with Post Office facilities, a well-respected primary school, an imposing church and an excellent gastro/village pub, The Killingworth Castle. There are gorgeous country walks through water meadows and across farmland.

Services

UTILITIES: connected to Mains Water and FloGas heating

COUNCIL TAX BAND: E

TENURE: Freehold with a £360 per annum maintenance charge

Local Authority: West Oxfordshire

Council Tax Band: E

CONTACT

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