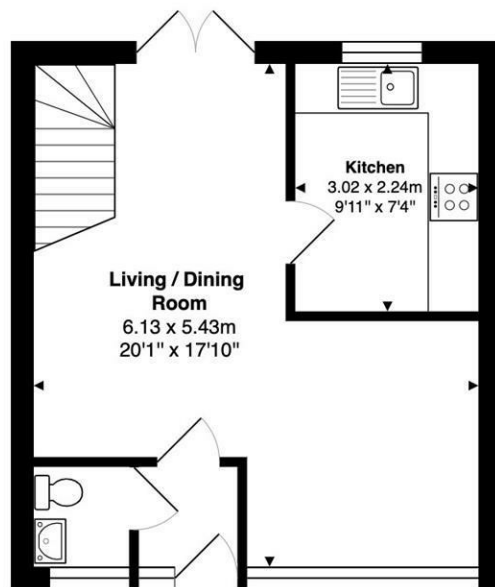




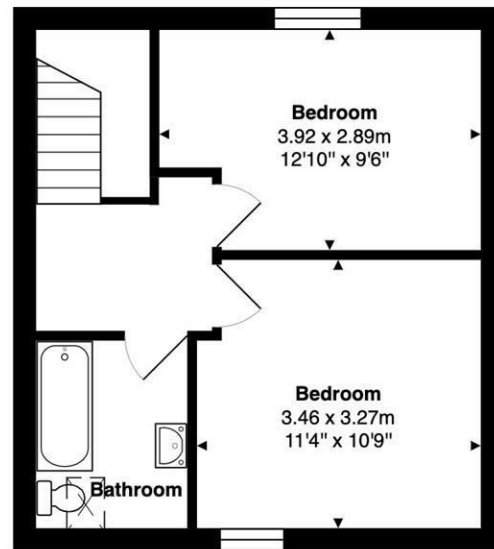
16, WOLSEY COURT, WOODSTOCK, OX20 1QP

FLOWERS   
ESTATE AGENTS





**Ground Floor**



**First Floor**

**Approximate Gross Internal Area**

66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>

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](http://www.e8ps.co.uk)







# 16, Wolsey Court, Woodstock, OX20 1QP

Freehold

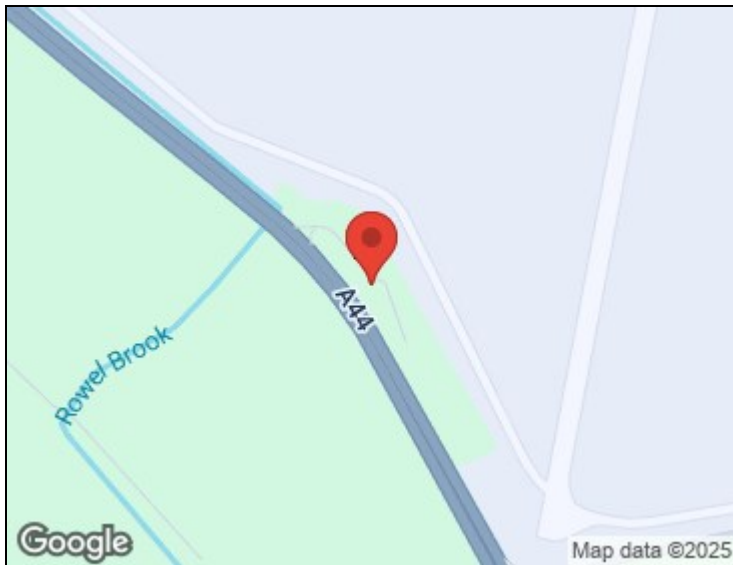
- Tucked away off the A44, just a short distance from Woodstock and Kidlington
- Recently refurbished to a high standard
- Enclosed rear garden with rear access
- EPC C
- Annual Service Charge £620
- Charming two bedroom barn conversion
- Newly fitted fully integrated kitchen
- Allocated parking for two cars
- Council Tax Band D

An exemplary two-bedroom barn conversion situated just off the A44, approximately 1.5 miles south of Woodstock town centre.

Sensitively refurbished with a paired-back colour palette throughout, the property offers a series of tastefully presented and versatile living spaces. A dual aspect, open plan living/dining area spans the depth of the property, with large floor to ceiling windows welcoming in a wonderful flow of natural daylight. The ground floor offers a sociable flow with the well appointed kitchen sitting neatly to the rear of the plan. There is also a ground floor W.C. for added convenience. The first floor is home to the family bathroom and two double bedrooms which are both adorned with original timber beams.

Externally, there is a fully enclosed and easily maintained rear garden complete with pavilion, making it the idea space of entertaining during the warmer months. The property further benefits from two parking spaces and is offered with no onward chain. Awaiting EPC.





## CONTACT

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OX20 1TS

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

### 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 gas. The development is serviced by septic tanks managed by Peerless Property.  
£620 service charge - annually paid  
TENURE: Freehold

**Local Authority:** Cherwell District Council

**Council Tax Band:** D

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.

