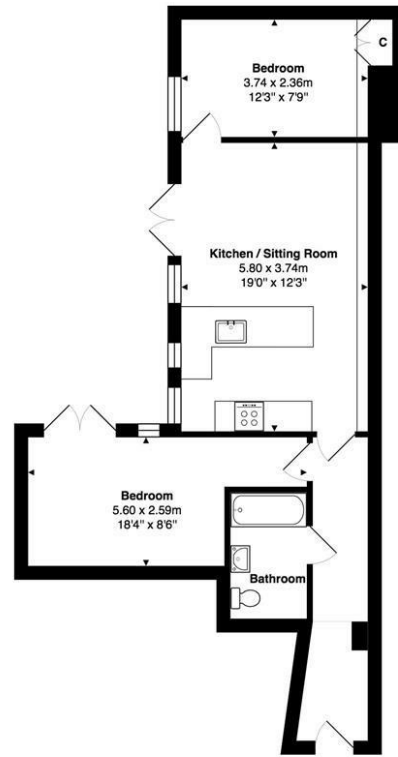




FLAT 1, 46, HIGH STREET, WOODSTOCK, OX20 1TG

FLOWERS 
ESTATE AGENTS



Ground Floor
Approximate Gross Internal Area
 55.6 m² ... 598 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 EB Property Services. www.ebps.co.uk





Flat 1, 46, High Street, Woodstock, OX20 1TG

Freehold

- Ground floor two-bedroom apartment
- Well proportioned, free flowing accommodation
- Carefully reconfigured and tastefully refurbished by current owner
- Open plan kitchen/living room
- Modern bathroom
- Private courtyard garden
- Central location within easy reach of many of Woodstock's much loved spots
- Eligible for permit parking
- Leasehold 103 years remaining
- EPC D

A rare opportunity to acquire an exemplary two-bedroom ground floor apartment with private garden occupying a favourable position within the heart of Woodstock town centre.

Characterised by its well-finished interiors with a decidedly playful edge, exceptional care has been exercised by the current owner to reconfigure and refurbish the apartment throughout with impressive results. Internally, the front door opens to the hallway which offers ample storage space and leads towards the back of the plan, giving way to the primary living area where a sense of natural light is immediately apparent. Configured in a way which lends itself to modern day life and socialising, the well appointed kitchen and breakfast bar seamlessly connect into the sitting and relaxation area. French doors also create an effortless link between the inside and out, allowing the courtyard to function as a natural extension of the living space during the warmer months. Both double bedrooms are well proportioned and presented in a tonal palette with a pop of colour. The main bathroom is located at the centre of the plan and is finished with opulent gold fittings and striking brick effect tiles.

Externally the courtyard garden unfolds from the living area and master bedroom and can be reached by two separate entrances. Designed to be incredibly low maintenance, it offers a tranquil and private spot which is plenty large enough to host alfresco dinners and barbeques with friends. Viewings highly recommended.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(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.

Local Authority: WODC
Council Tax Band: A

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.

