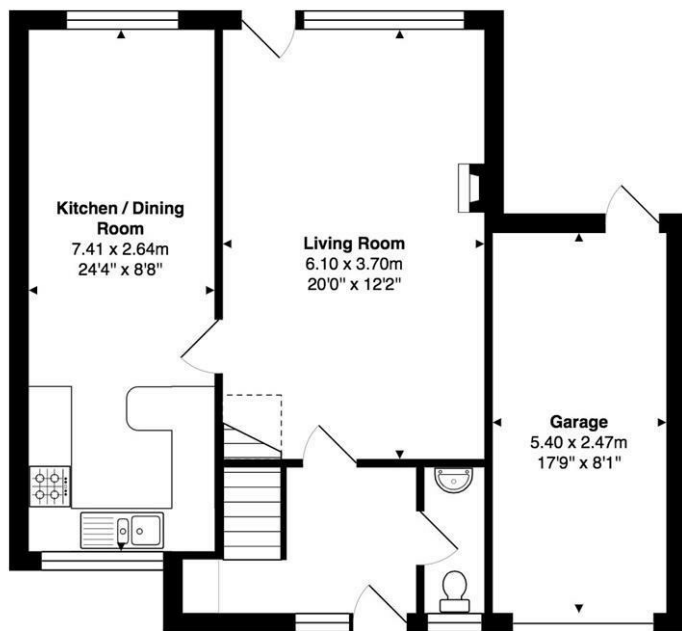


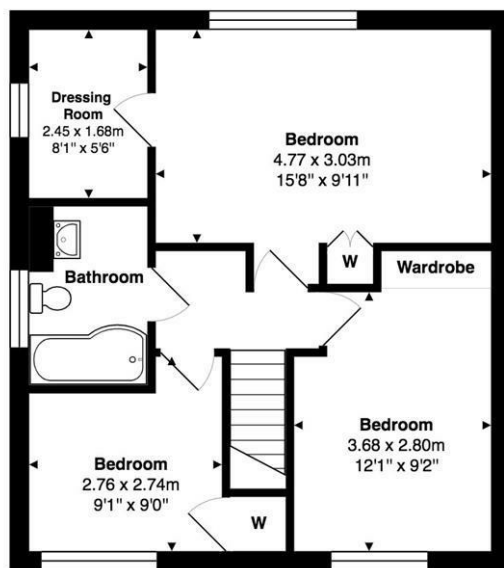


8, BRIAR THICKET, WOODSTOCK, OX20 1NT

FLOWERS 
ESTATE AGENTS



Ground Floor



First Floor

Approximate Gross Internal Area

114.6 m² ... 1234 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





8, Briar Thicket, Woodstock, OX20 1NT

Freehold

- Currently link-detached 3 bedroom family home
- Garage and driveway parking
- Reception room with wood burner
- Master bedroom with dressing room
- Council Tax Band E | EPC Rating D
- Within close reach of local amenities and schooling
- Versatile ground floor living accommodation
- Kitchen/dining room
- Modern family bathroom

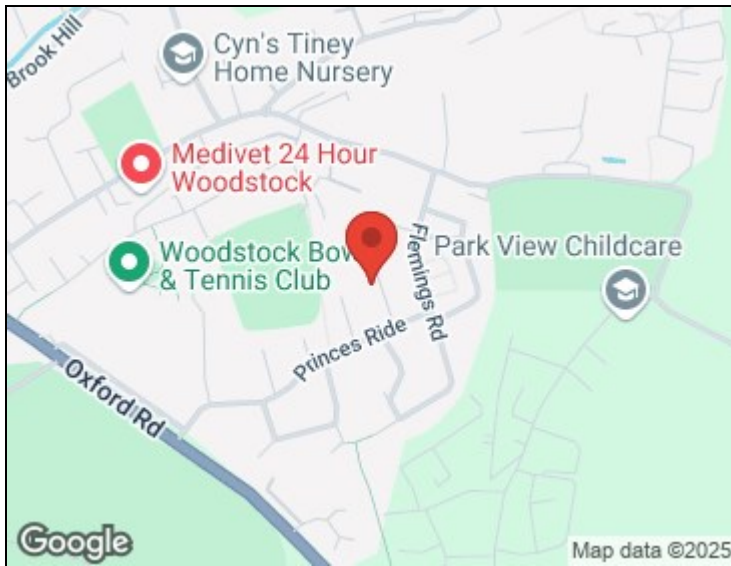
Approaching 1250 Sq Ft, this well presented three bedroom link-detached home is set within the highly regarded Hensington Gate development within the historic market town of Woodstock. Carefully re-configured by the current owners, the property offers flexible and well-proportioned accommodation throughout.

Upon entry, the welcoming hallway leads directly to the primary reception room. Floor-to-ceiling glazed units enhance the rear wall, illuminating the neutral interiors with natural light and frame the views across the leafy backdrop of the rear garden. The sociable kitchen/dining room interconnects and occupies the left of the plan. There is also a ground floor cloakroom positioned sequentially by the front door for added convenience.

On the first floor, there are three well-proportioned bedrooms all with built in wardrobes. The principal bedroom unfolds at the rear of the property and offers a well conceived dressing room. There is also a modern, tastefully designed family bathroom.

Externally, there is a front garden, driveway parking, a garage and a rear garden with lawn and patio area. The property has been well maintained and offers potential to extend subject to the usual consent.





CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(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: E

TENURE: Freehold

Local Authority: WODC

Council Tax Band: E

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.

