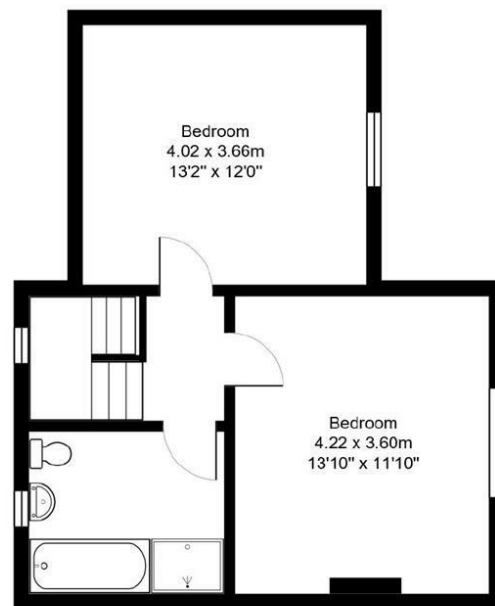
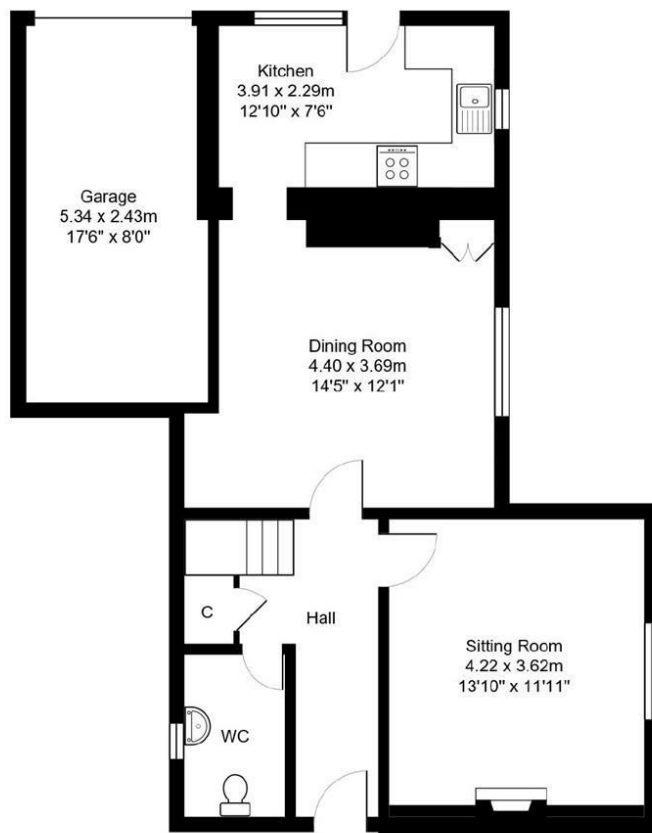




2, BOWLEY HOUSE, WOODSTOCK, OX20 1UF

FLOWERS   
ESTATE AGENTS





Total Area: 113.3 m<sup>2</sup> ... 1220 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.







## 2, Bowley House, Woodstock, OX20 1UF

Freehold

- EPC Rating E Council Tax D • Kitchen/breakfast room
- Dining room
- Sitting room
- 2 bedrooms
- Large bathroom
- Cloakroom
- Enclosed garden
- Driveway parking
- Garage

\* NO ONWARD CHAIN \* Centrally located and with the unusual benefit of driveway parking and a garage, a spacious two bedroom period property that forms part of the conversion of the former County Police Station in Woodstock.

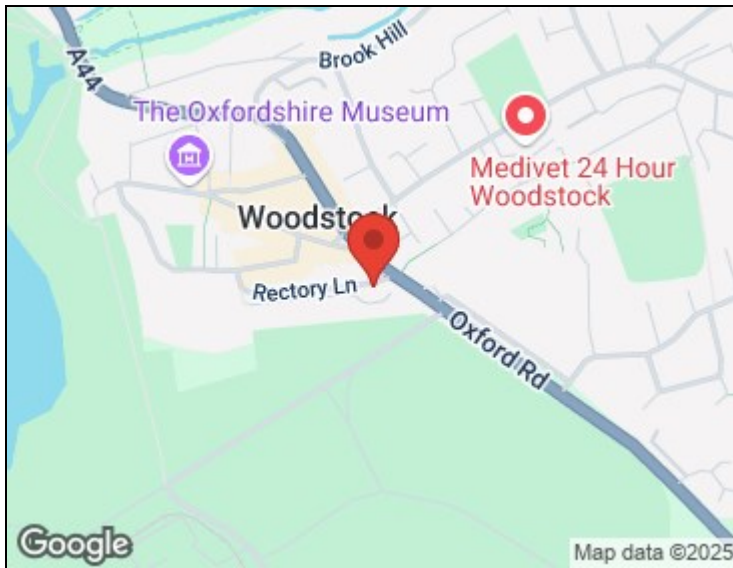
The well proportioned, updated accommodation comprises an entrance hall, cloakroom, kitchen/breakfast room, separate dining room and a sitting room with log-burning stove on the ground floor, with two double bedrooms and a large bathroom on the first floor.

The property benefits from a low maintenance garden which also incorporates the gated driveway parking, and the single garage is a real bonus for a town centre property such as this.



' A CENTRALLY LOCATED, 2 DOUBLE BEDROOM PROPERTY WITH ENCLOSED GARDEN, GARAGE AND PARKING '





## CONTACT

### Flowers Estate Agents

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Woodstock  
OX20 1TS

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woodstock@flowersestateagents.com

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>47</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Area description

Woodstock is a thriving market town 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 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 Marylebone.

**Local Authority:** West Oxfordshire 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.

