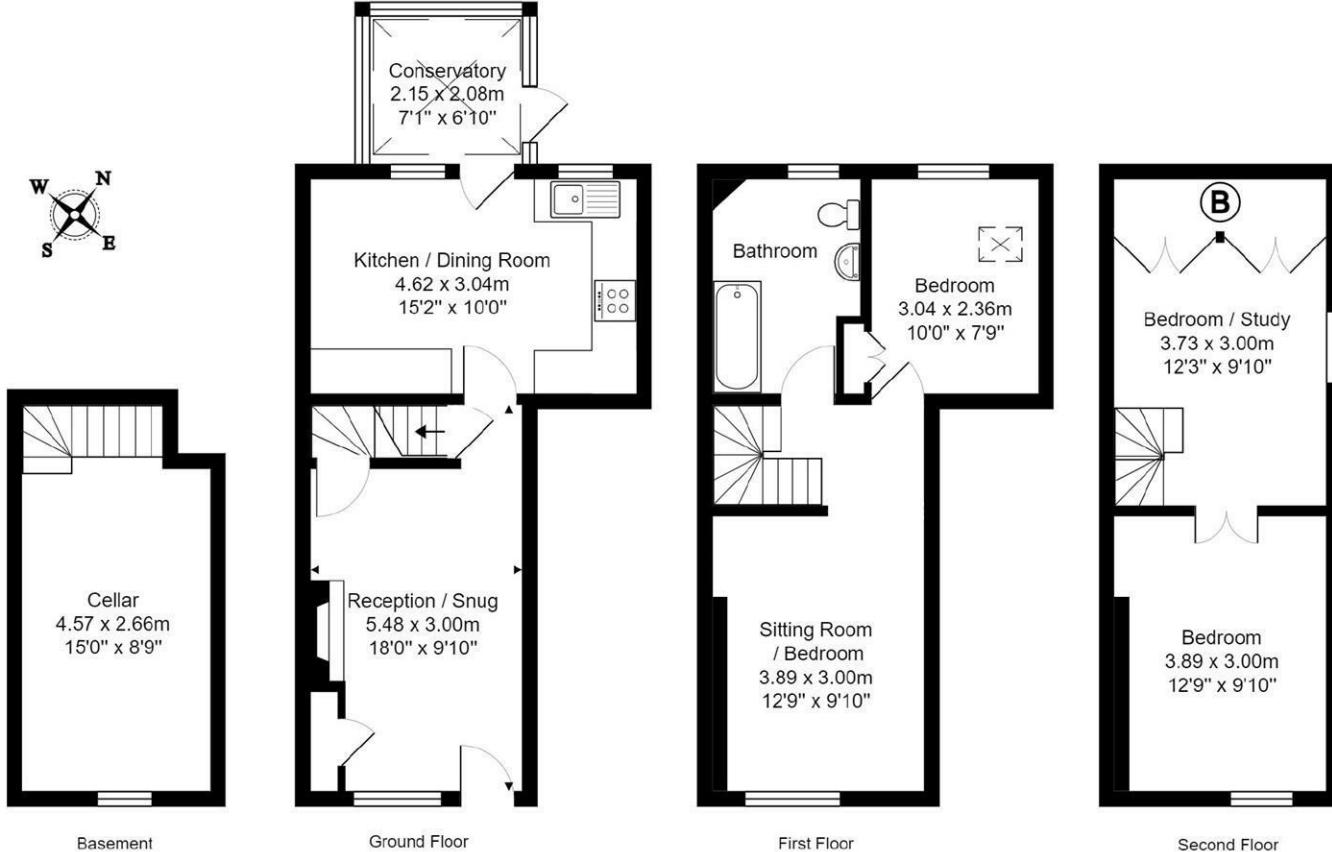




57, MANOR ROAD, WOODSTOCK, OX20 1XR

FLOWERS  
ESTATE AGENTS



Basement

Ground Floor

First Floor

Second Floor

Total Area: 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





# 57, Manor Road, Woodstock, OX20 1XR

Freehold

- 18th century period cottage
- Situated next to the Blenheim Palace Grounds
- Flexible accommodation
- Council Tax D EPC Rating D
- Office/dressing area
- Kitchen/dining room
- Charming sitting room
- Log burning stove
- Conservatory
- Cellar

Dating back to the 18th century, this charming stone-built Grade II listed cottage occupies a delightful plot flanking the grounds of Blenheim Palace, one of Britain's most finest World Heritage sites.

Deceptively spacious and the largest of a row of six historic cottages, the property is steeped in character whilst having relevance to contemporary living with sensitive modern-day interventions. Accommodation is deceptively generous and laid out over three floors with the addition of a recently updated cellar. The ground floor comprises a welcoming sitting room with cosy log burning stove and a bright and practically laid out kitchen/dining room with conservatory to the rear. The original wooden staircase leads up to the first floor which offers two bedrooms and a family bathroom, with the master bedroom and office/dressing room occupying the second floor.

A beautifully maintained pretty cottage garden lies at the front of the property with a smaller courtyard garden at the rear.



## CONTACT

### Flowers Estate Agents

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### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 56                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Area description

Woodstock is a thriving market town situated eight miles north-west of Oxford on the edge of the Cotswolds. Home to Blenheim Palace and its stunning 554 acre park, it offers an appealing mix of town and countryside and boasts an impressive choice of pubs, cafes, restaurants, shops and hotels. Its comprehensive schools are well respected and Oxford's private schools conveniently accessible. The M40 is within easy reach and Oxford Parkway train station provides a direct service to London Marylebone. There are four buses an hour into Oxford. Residents enjoy a free walking permit for Blenheim Park and there are many beautiful farmland walks, as well as a lido, museum and bowls and tennis club. Soho Farmhouse is approximately 15 minutes' drive away. For more info on Woodstock visit [www.wutw.co.uk](http://www.wutw.co.uk).

**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.

