

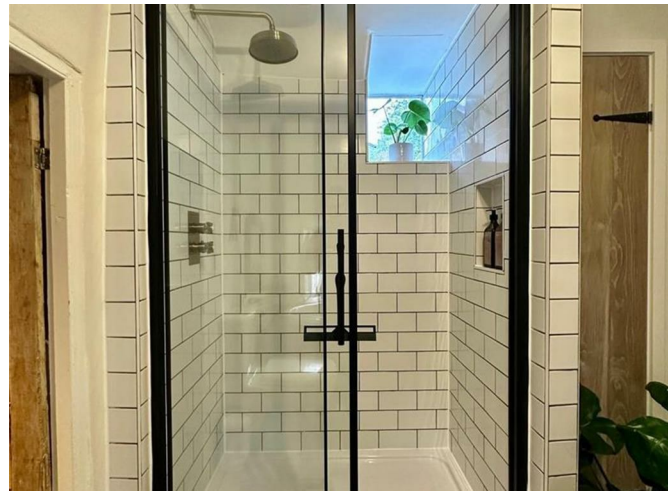


121, MANOR ROAD, WOODSTOCK

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121, Manor Road, Woodstock, OX20 1XS

Freehold

- Fully renovated to a high standard
- Grade II listed
- Sat on the border of Blenheim Palace within walking distance of Woodstock town centre
- Period features
- Two double bedrooms
- Exquisite interiors throughout
- Fully enclosed courtyard garden to front with smaller courtyard at rear
- Driveway parking and garage
- Council Tax Band D
- EPC Rating D

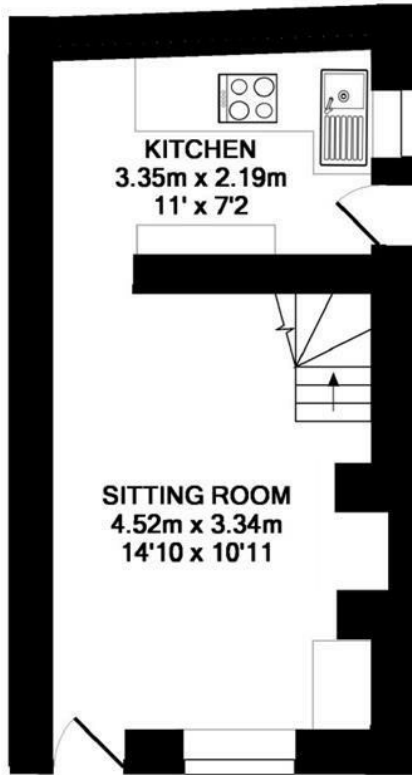
Steeped in character whilst having relevance to contemporary living with sensitive modern-day interventions, Clementine cottage offers an oasis of calm on the border of Blenheim Palace with the rare benefit of a garage and driveway parking.

Set back from the road by a landscaped terrace garden, entry is into the front reception room. Exposed timbers run overhead whilst a fireplace with wood burner creates a natural focal point. A paired back colour palette and soft natural fabrics maximise the senses of space and light, blending modern day elegance with period charm. The kitchen sits to the rear of the plan and has been appointed to a high standard with direct access to a small courtyard. The high quality, distinctive interiors continue on your ascent upstairs to the first of the two double bedrooms and large contemporary bathroom. A further bedroom occupies the second floor.

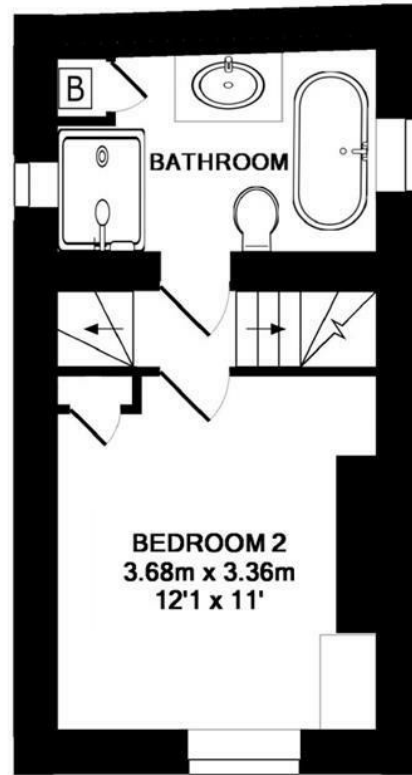
Externally, the property benefits from an enclosed front courtyard garden, single garage and driveway parking.

In recent years the property has been very successfully let as an Airbnb, generating a gross income of £50,000 over the course of 12 months and would therefore make it an ideal investment purchase. Furnishings are also available via separate negotiation.

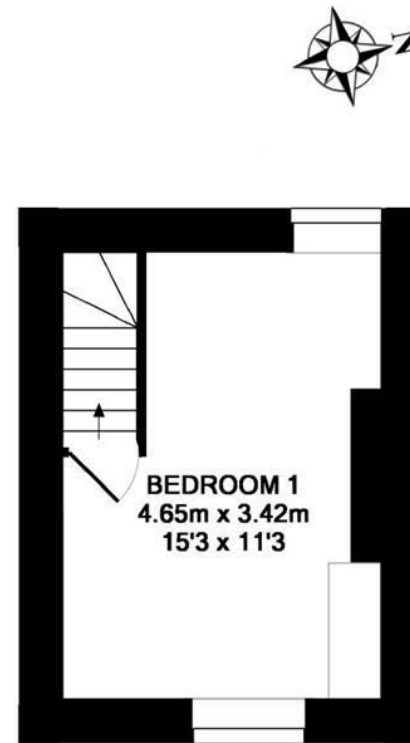




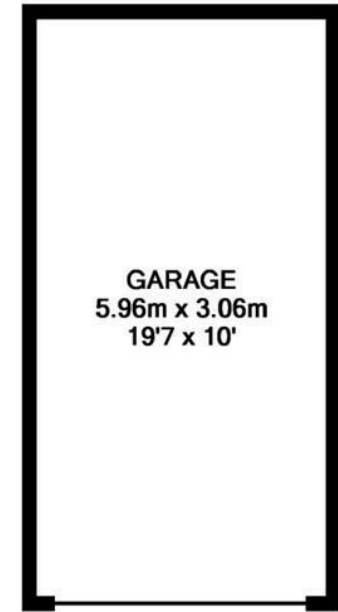
GROUND FLOOR



1ST FLOOR



2ND FLOOR

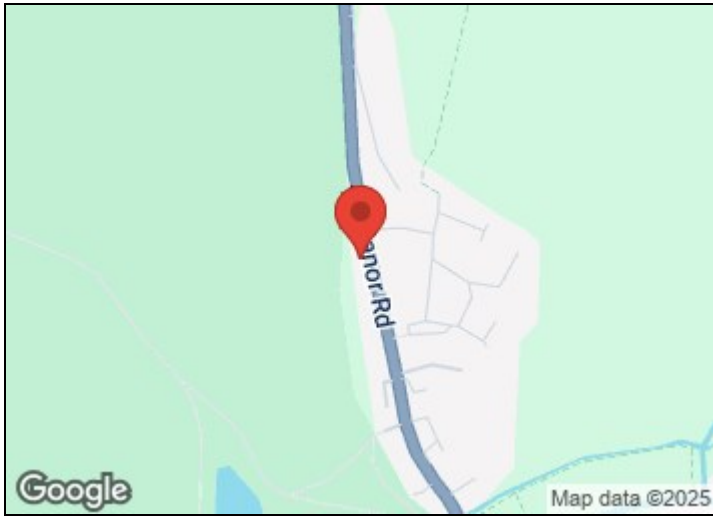


GARAGE

TOTAL APPROX. FLOOR AREA 79.7 SQ.M. (858 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Property Services. Total floor area includes detached garages and or outbuildings. - www.e8ps.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(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: West Oxfordshire District Council
Council Tax Band: D

CONTACT

Flowers Estate Agents

London House
 16 Oxford Street
 Woodstock
 OX20 1TS

01993 627766
woodstock@flowersestateagents.com

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