



45, OXFORD STREET, WOODSTOCK

FLOWERS  
ESTATE AGENTS









# 45, Oxford Street, Woodstock, OX20 1TJ

Freehold

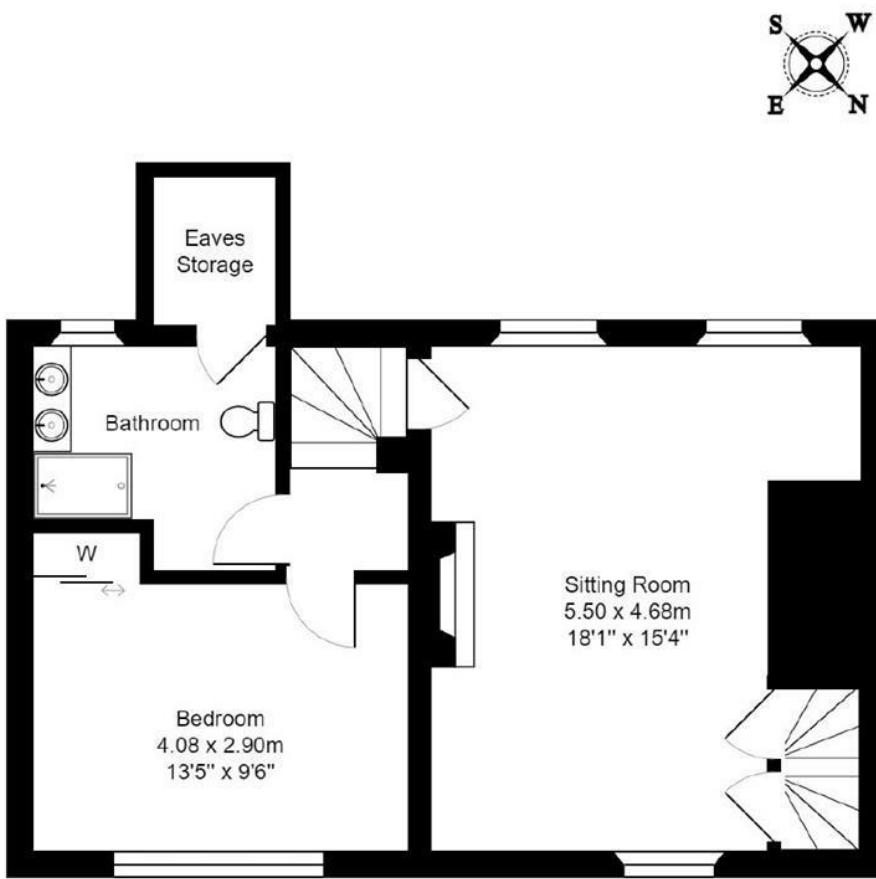
- Exquisitely presented Grade II listed home
- Open plan ground floor with high spec kitchen appliances
- Sitting Room
- Cellar
- Council tax band E
- Central Woodstock location
- Two double bedrooms
- Courtyard garden and roof terrace
- Eligible for residents parking permits

Centrally located in the heart of Woodstock, this Grade II listed home has been masterfully presented to combine period charm with elegant modern day interventions that maximise space and foster a strong connection between inside and out. Unfolding over three floors, the property offers the perfect retreat for both entertaining and relaxation.

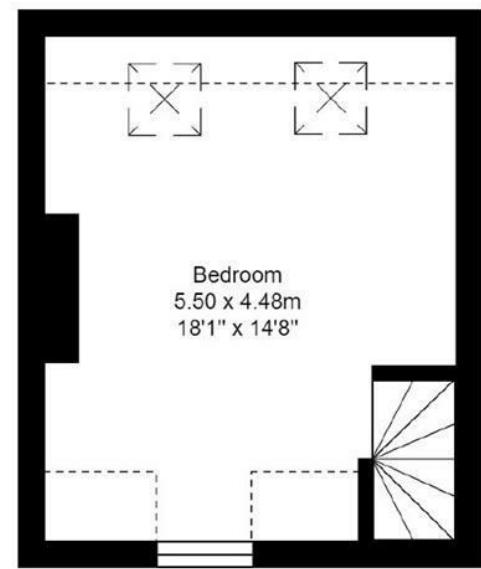
Entry is into the open plan kitchen/dining/sitting room which spans the entire depth of the property. Bespoke kitchen cabinetry and granite work surfaces sit harmoniously beneath the original timber beams. The space opens into a relaxed sitting area with bi-fold doors onto the stone-walled west facing courtyard. Ascending to the first floor, a more formal dual aspect sitting room is centred by the wood burning stove and French doors which lead to the Astroturf terrace. The two double bedrooms can be accessed via separate staircases offering a good degree of privacy. As one would expect, the bathroom has been finished to the same exceptional standard as the rest of the property and consists of a walk in rain shower and twin basin. There is also a cellar which can be accessed from the kitchen. In recent years the property has been successfully run as an Airbnb and is offered with no onward chain.



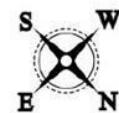
Ground Floor



First Floor



Second Floor



Total Area: 116.2 m<sup>2</sup> ... 1251 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## CONTACT

### Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

01993 627766  
woodstock@flowersestateagents.com

#### 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.

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.

#### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: WODC band E

TENURE: Freehold

**Local Authority:** West Oxfordshire District Council

**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.

