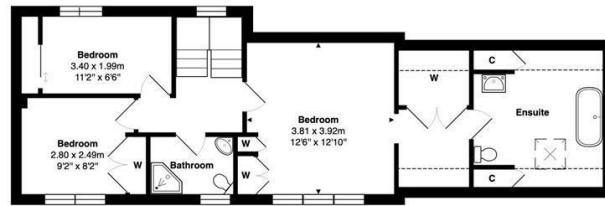


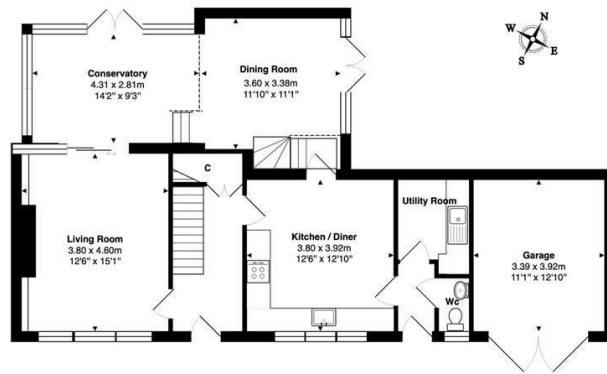


10, HARRISONS LANE, WOODSTOCK, OX20 1SS

**FLOWERS**   
ESTATE AGENTS



First Floor



Ground Floor

Approx. Gross Internal Area: 151.6 m<sup>2</sup> ... 1632 ft<sup>2</sup>

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





# 10, Harrisons Lane, Woodstock, OX20 1SS

## Freehold

- Rarely available central Woodstock property
- Three bedrooms (principal with en-suite)
- Utility room and ground floor cloakroom
- Secluded rear garden with lawn and terraces
- Now offering scope for personalisation
- One principal reception room and substantial orangery with dining area
- Kitchen/breakfast room with granite worktops
- Family shower room
- Off-road parking and garage
- EPC D and Council tax F

The sale of this attractive stone built detached house represents an infrequent opportunity to acquire a town centre property with the rare advantages of off-road parking, an integral garage and a private, secluded rear garden. Offering around 1,632 sq. ft of accommodation arranged over two floors, the property is comfortable as it stands but would now benefit from personalisation, providing an excellent opportunity for buyers to update to their own style and specification.

Internally, the house is arranged with a natural flow that suits both everyday living and entertaining. A wide entrance hall with a full-turn staircase rising to the first floor provides an immediate sense of space. The principal living room is a well-proportioned reception with bespoke cabinetry and enjoys direct access to the conservatory, a split-level room which also incorporates a lower area offering potential as a dining area. The kitchen/breakfast room is fitted with shaker-style units and granite worktops, and comfortably accommodates a table and chairs for informal dining. An adjoining utility room, and cloakroom complete the ground floor layout.

Upstairs, the principal bedroom suite includes fitted wardrobes and a generous en-suite bathroom with a roll-top bath. Two further bedrooms, each with fitted storage, are served by a well-appointed family shower room.

The rear garden is a particular feature of the property, designed with both privacy and practicality in mind. A lower lawn area is complemented by stone-paved terraces and mature planting, with a sheltered seating corner. Additionally, there is off-road parking and a good-sized garage.





## 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 |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
|                                             | <b>58</b>                  | <b>81</b> |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Woodstock is a thriving Oxfordshire market town, renowned for its historic streetscape and as the home of Blenheim Palace, a UNESCO World Heritage Site. The town provides an excellent range of independent shops, caf  s, restaurants and hotels, along with a vibrant cultural calendar. Oxford is close at hand for more extensive facilities, and the area benefits from excellent road and rail links to London, Birmingham and the Midlands.

#### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: F

TENURE: Freehold

**Local Authority:** West Oxfordshire

**Council Tax Band:** F

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.

