



9, MARKET PLACE, WOODSTOCK

FLOWERS
ESTATE AGENTS









9, Market Place, Woodstock, OX20 1SY

Freehold

- A rare opportunity to acquire a property that is ripe for development (STPP)
- Grade II Listed family home previously linked to the 8th Duke of Marlborough
- Lapsed planning permission allowing for a detached separate dwelling
- Prime Woodstock location with views overlooking the Market Place
- 184ft walled rear garden with provision for parking and garages
- Could benefit from some modernisation
- 3302 Sq. Ft internal living space
- Council tax band F
- EPC rating E

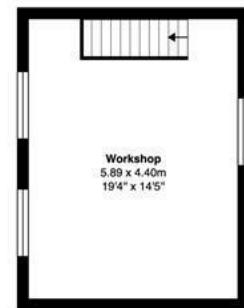
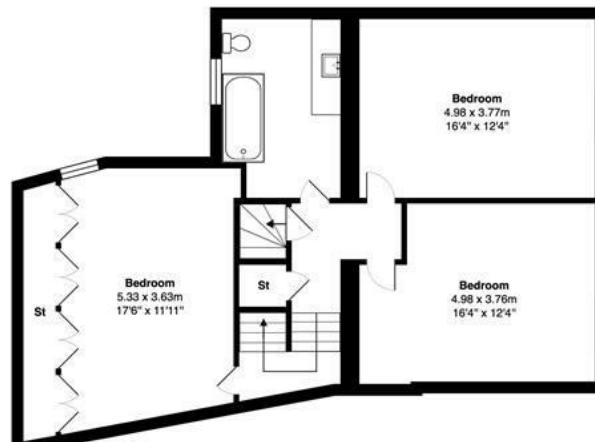
Sat behind an unassuming stone façade in the heart of Woodstock town centre, 9 Market Place represents a rare opportunity to acquire an unmodernised Grade II listed family home with development potential (subject to consents).

Entry to the main dwelling is gained via the impressive hallway where the voluminous scale of the property is immediately apparent. The main reception room occupies the front of the plan where a large original bay window frames the outlook over Market Place and adorns the interior in natural light. In the current configuration, a second reception room gives way to a well proportioned kitchen with adjoining double height stone-built extension. A vaulted ceiling naturally draws the eye up and offers huge scope to re-design and create a magnificent kitchen/family room with views directly onto the walled rear garden. Furthermore, the plan also offers a cellar, W.C and sun room/utility space which extends to the side of the plan for added convenience.

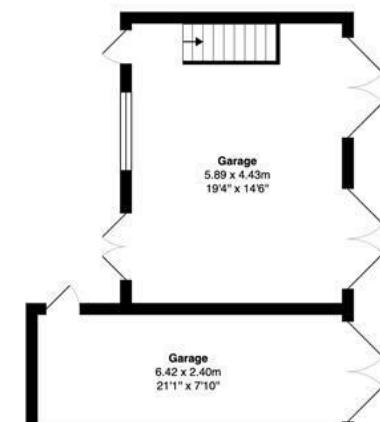
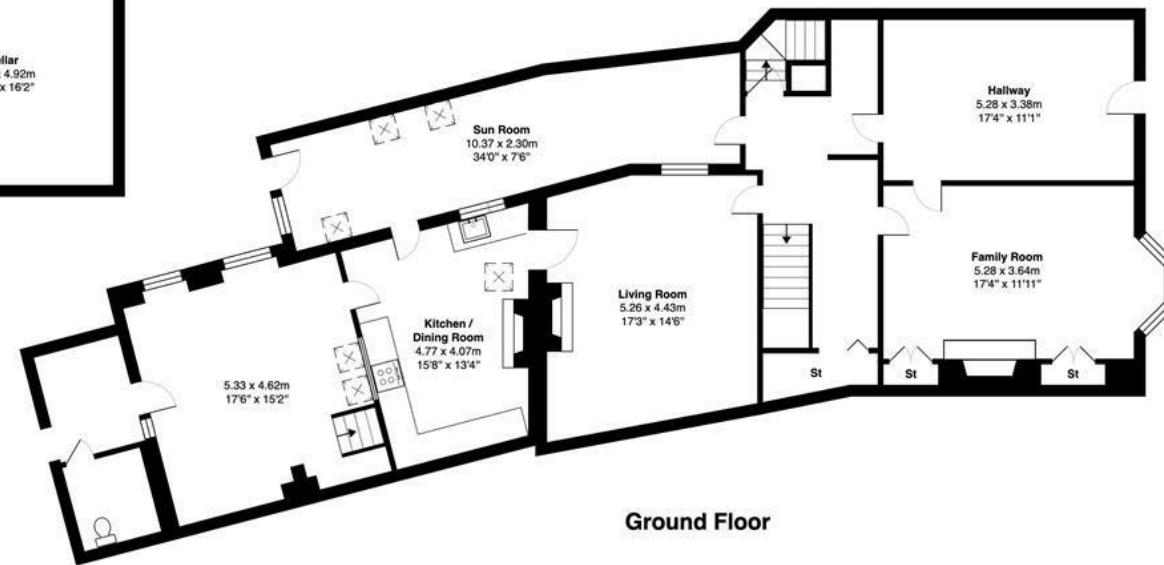
The first floor is currently home to three generous double bedrooms and the family bathroom. A large attic room with dormer window can be accessed via a door on the landing and lends itself to future conversion (subject to obtaining consents).

Externally the property benefits from a mature walled rear garden with a double garage with workshop above and an additional single garage. Vehicular access is gained via Rectory Lane.

PLANNING PERMISSION - Lapsed planning consent (Ref: 14/02296/FUL) to convert the garages into a separate dwelling with a double garage and private garden. Despite being lapsed, written confirmation from West Oxfordshire District Council evidences that groundwork commenced within the permitted timeframe.



Garage First Floor



Garage Ground Floor

Approx. Gross Internal Area

House 306 m² / 3302 ft²

Garage 67 m² / 713 ft²

Total 373.0 m² / 4015 ft²

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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 a 10 minute drive away. There are a variety of commuter options for Oxford, London and the Midlands including regular buses to Oxford Parkway station providing fast (approx. 55 mins) trains to London Marylebone.

Local Authority: Council tax band

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.

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