



51, PLANE TREE WAY, WOODSTOCK

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51, Plane Tree Way, Woodstock, OX20 1PE

Freehold

- Contemporary three storey home
- Four double bedrooms
- Low maintenance rear garden
- Driveway Parking
- Council tax band D | EPC grade C
- Free-flowing and versatile living accommodation
- Split level open plan kitchen/living area
- Close proximity to schools and local amenities
- Offered with no onward chain

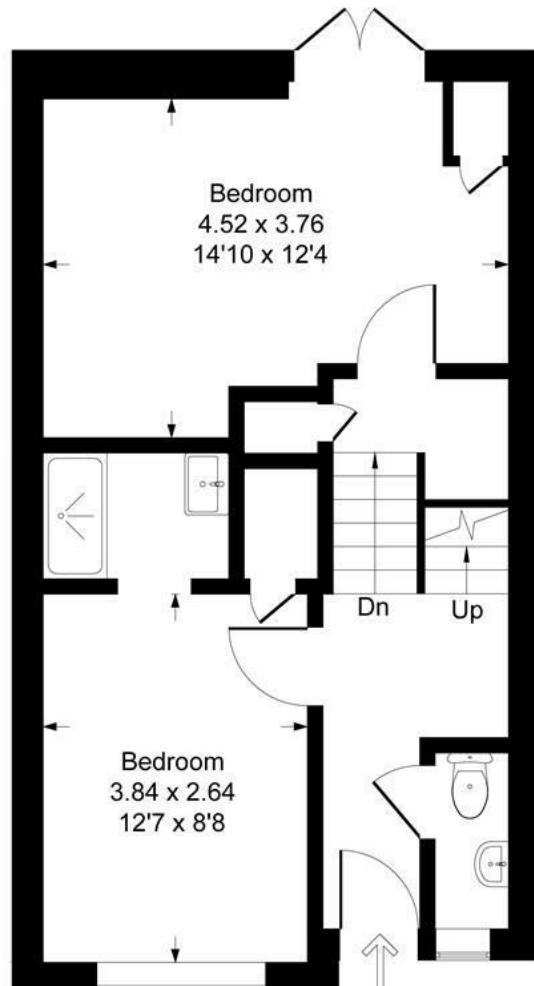
A contemporary four bedroom family home situated within walking distance of Woodstock's local amenities including well regarded schools, restaurants, shops and Blenheim Palace.

Deceptively spacious, the property unfolds over three floors and is characterised by its bright and versatile living accommodation. Upon entry, the ground floor offers a cloakroom and two double bedrooms, one with en-suite facilities and glazed French Doors opening to the rear garden. On the first floor, expansive glazing at the front and rear makes the most of the natural light and a split level kitchen/dining area and generous sitting area create the ideal spot for entertaining. The two remaining double bedrooms and family bathroom are located on the second floor.

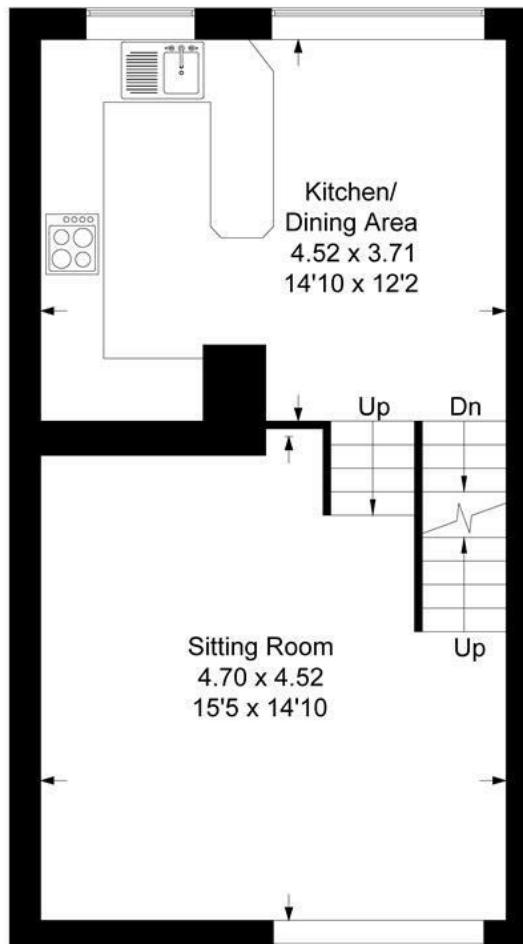
Outside the property benefits from an easily maintained rear garden which enjoys a southerly aspect and driveway parking.

51 Plane Tree Way

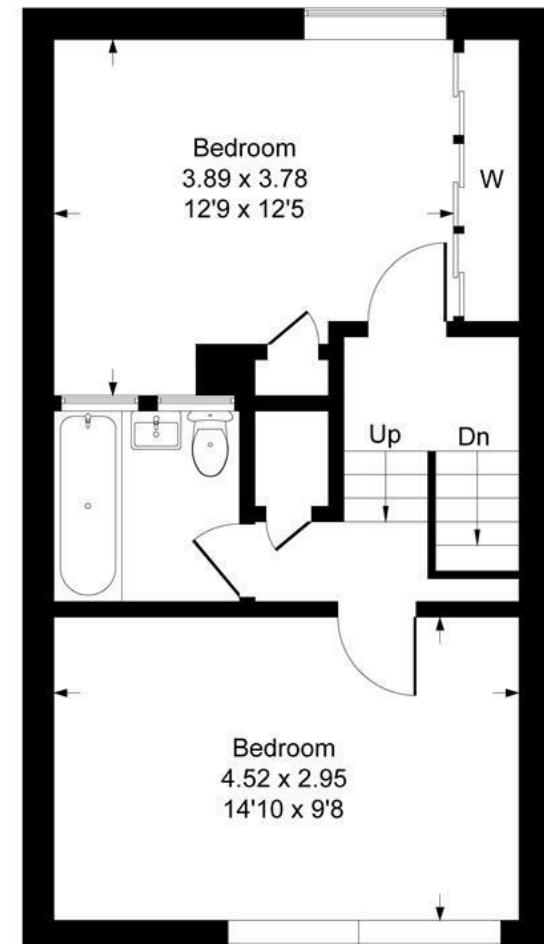
Approximate Gross Internal Area = 115.47 sq m / 1243 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purpose only, measurements approximate, and not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Area Description

Woodstock is a thriving market town north of Oxford with a variety of commuter options for London & the Midlands. The town has a charming centre with a wide range of shops, hotels and restaurants. Woodstock is an excellent place to bring up a family with well respected schooling for all ages and an active local community.

Local Authority: West Oxfordshire

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.

CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com



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