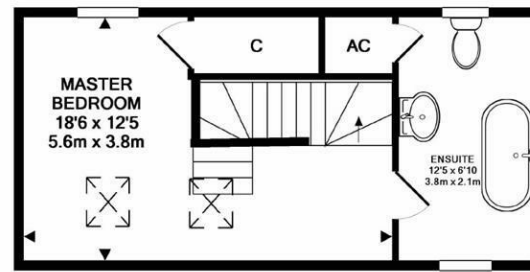




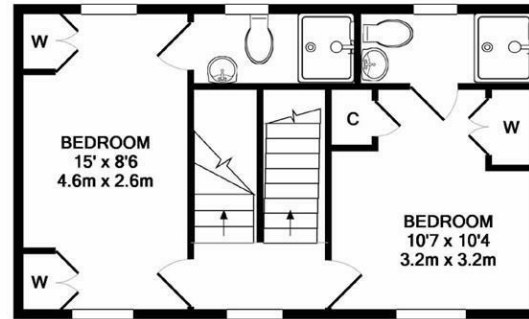
BEECH TREE HOUSE, 86 MANOR RD, WOODSTOCK, OX20
1XL



GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.4 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Beech Tree House, 86 Manor Rd, Woodstock, OX20 1XL

Freehold

- Detached family home unfolding over three floors
- Three double bedrooms each with built in storage and en-suite facilities
- Dual aspect sitting room
- Kitchen/dining room
- Landscaped L-shape garden
- Driveway parking for two cars
- Well placed for access to Blenheim Palace grounds and local amenities
- Offered with no onward chain
- EPC grade C | Council tax band E

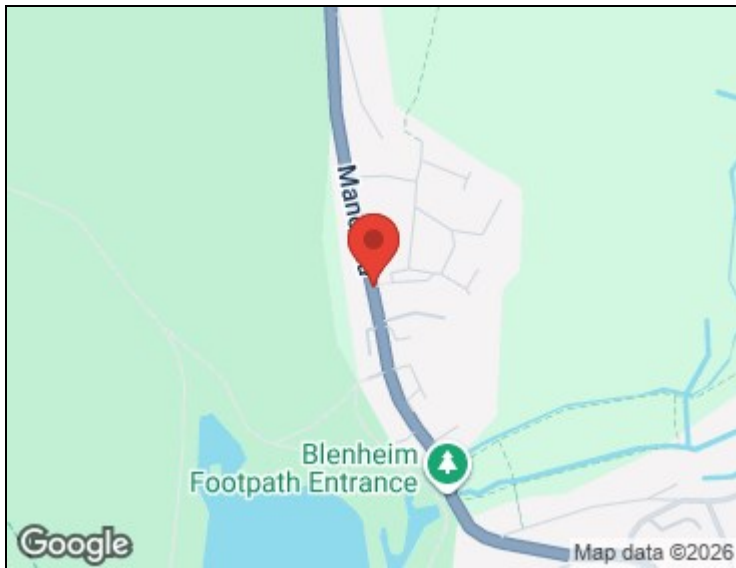
Constructed in 2011 by local leading builder Trinity Homes, this exemplary three-bedroom detached home is situated within close reach of Woodstock town centre and the plethora of amenities that the town has to offer. Offering a unique blend of modern day luxury and convenience with a twist of charm, the property contains a series of light and beautifully presented rooms which extend over three floors and boast high quality fittings throughout.

Access can be gained from the rear of the property via Westland Way. Upon entry, a central hallway leads to the primary reception room where front and rear aspect windows draw in a great quality of natural light. The kitchen/dining room occupies the right of the plan and is complete with integrated appliances and French doors opening to a terrace. The ground floor also offers a W.C and built in storage cupboard for added convenience.

The property comprises of three double bedrooms, each with built-in storage and en-suite facilities, which are arranged over two floors. The second floor hosts a large master bedroom with luxurious roll top bath and access to the eaves.

Externally, there is an enclosed, landscaped garden to the side and a useful gravelled area which surrounds the house. To the rear is a large drive with parking for 2 cars. Offered with no onward chain.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(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 located approx 8 miles north of Oxford and 23 miles from Stratford on Avon. The town itself has a charming centre with a wide range of shops, hotels, bars and restaurants. There are a variety of commuter options for Oxford, London & the Midlands and it is conveniently located for The Cotswolds. Amongst the many historic and interesting local towns are Chipping Norton, Burford, Broadway, Bibury and Moreton in Marsh.

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.

