



8A, CRECY WALK, WOODSTOCK, OX20 1US

FLOWERS
ESTATE AGENTS

8a, Crecy Walk, Woodstock, Oxfordshire, OX20 1US

Approximate Gross Internal Area = 107.3 sq m / 1156 sq ft

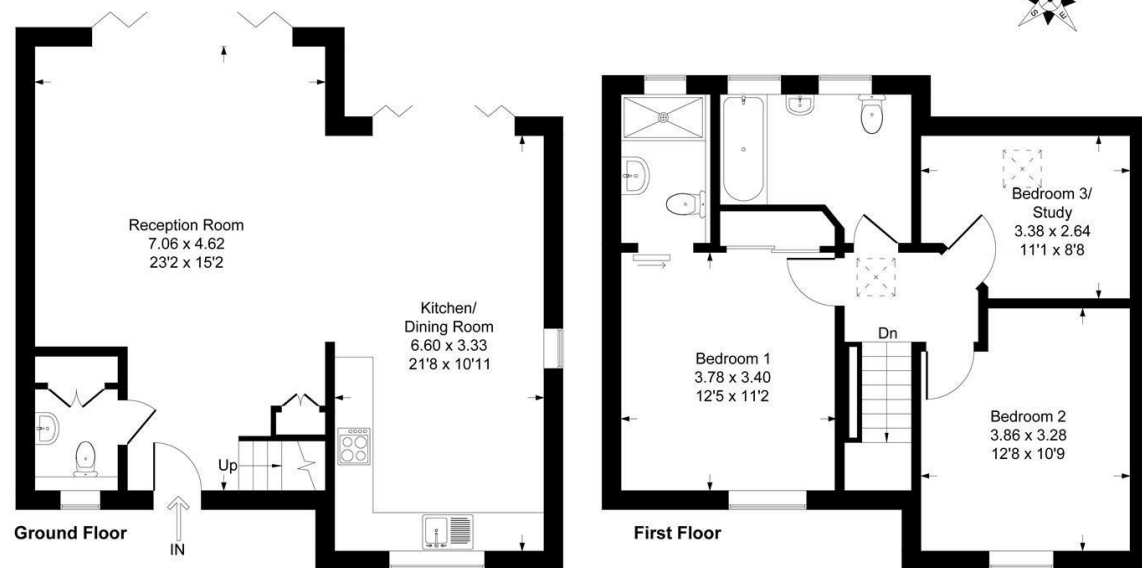


Illustration for identification purpose only, measurements approximate, and not to scale.





8a, Crecy Walk, Woodstock, OX20 1US

Freehold

- Contemporary detached home in prime Woodstock
- Approximately 1,156 sq. ft accommodation
- Principal bedroom with en-suite shower room
- Private, low-maintenance rear garden
- Council Tax - E
- Short walk to Blenheim Palace grounds
- Generous reception and kitchen/dining room
- Two further well-proportioned bedrooms
- Quiet setting near to town amenities
- EPC C

Positioned within one of Woodstock's most sought-after residential locations, 8a Crecy Walk is a striking contemporary detached home offering thoughtfully designed accommodation extending to approximately 1,156 sq. ft. The property is in a quiet setting yet lies within a short and level walk from the principal entrance to the magnificent grounds of Blenheim Palace placing world-class parkland quite literally on the doorstep.

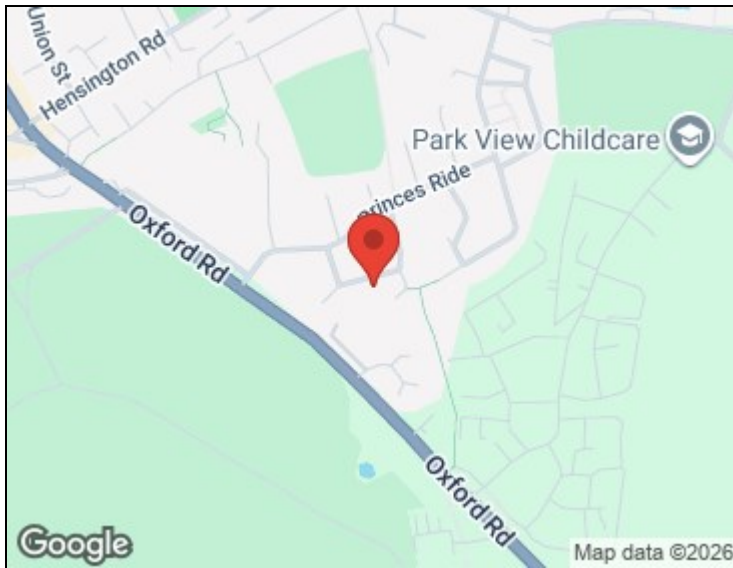
The house presents with clean architectural lines and a well-balanced exterior setting the tone for the stylish interior beyond. On the ground floor, a generous reception room provides an elegant yet comfortable living space, while the kitchen/dining room forms the natural hub of the home. This room is beautifully proportioned and opens directly onto the garden, creating a seamless connection between indoor and outdoor living.

The first floor offers three well-arranged bedrooms, with the principal bedroom benefiting from a smart en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The accommodation is light, practical and finished to a clean, modern standard throughout.

Outside, the rear garden has been designed with low maintenance in mind, providing an attractive and private setting for dining, relaxing and entertaining. Additionally, there is a generous amount of car parking space set behind motorised gates.

Crecy Walk provides a peaceful living environment while remaining exceptionally convenient for Woodstock's amenities and excellent transport links to Oxford and beyond.





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) A		
(81-91) B		
(69-80) C	80	84
(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	

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 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 London Marylebone.

Local Authority: West Oxfordshire
Council Tax Band: E

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