

WOODSTOCK ROAD, YARNTON





















198 Woodstock Road, Yarnton, OX5 1PP

Freehold

- New home

- 2 bathrooms

Detached

Oak garageDriveyey

• Large plot

• Driveway

• 4 bedrooms

· No onward chain

A newly built, individually designed, detached executive home on a large plot with good access to Oxford and train links to London.

Finished to a high standard, the house has clean and contemporary styling with features such as powder coated windows and guttering and a stylish oak and glass staircase. Porcelain tiles with underfloor heating run throughout the ground floor, with the tiles continuing outside to form the patio, and upstairs the flooring is engineered French oak.

The heart of the home is a large open plan kitchen/dining/ family room with stunning glass doors and windows across the room's entire rear aspect. The kitchen is well equipped with integrated Neff appliances and there is a separate utility room with external door. In the dual aspect sitting room a chimney is ready for the new owners to install their choice of stove, and accommodation includes a handy study/snug and a stylish cloakroom.

Upstairs, the landing leads to four double bedrooms and a family bathroom, the master benefiting from an en-suite shower room and large fitted wardrobes.

The large rear garden will be laid mainly to lawn but includes a patio of porcelain paving running out from the interior. To the front of the house is an extensive gravelled drive with room to park numerous vehicles, and a solid oak garage with tiled roof.

Energy Performance Certificate



£ 1.929

198, Woodstock Road, Yarnton, KIDLINGTON, OX5 1PP

Estimated energy costs of dwelling for 3 years:

 Dwelling type:
 Detached house
 Reference number:
 0971-3814-7111-2800-4681

 Date of assessment:
 04
 September
 2020
 Type of assessment:
 SAP, new dwelling

 Date of certificate:
 04
 September
 2020
 Total floor area:
 197 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Over 3 years you could	£ 135			
Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 324 over 3 years	£ 324 over 3 years		
Heating	£ 1,272 over 3 years	£ 1,275 over 3 years	You could	
Hot Water	£ 333 over 3 years	£ 195 over 3 years	save £ 135 over 3 years	
Totals	£ 1,929	£ 1,794		

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 135
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,041

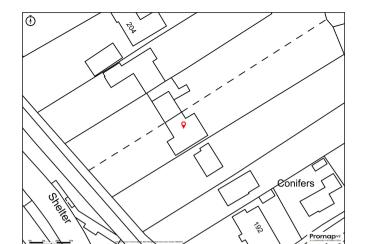
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These sales details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute part of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, 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.











FURTHER INFORMATION

Services: All mains services connected. Gas central heating. Underfloor heating to ground floor, radiators to first floor.

Local Authority: Cherwell District Council

Council Tax Band: TBC



CONTACT

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Yarnton is a large and characterful village located approximately four miles from Oxford City Centre and benefiting from good local amenities including a church, primary school, village hall, two public houses, doctors surgery, petrol station/post office/shop and the popular Yarnton Nurseries which sells a vast range of goods including clothes and gifts as well as providing a restaurant and antique centre. Transport links are good to Oxford and the Midlands and the nearby Oxford Parkway rail station provides an excellent service to London Marylebone (approx 40 mins).

