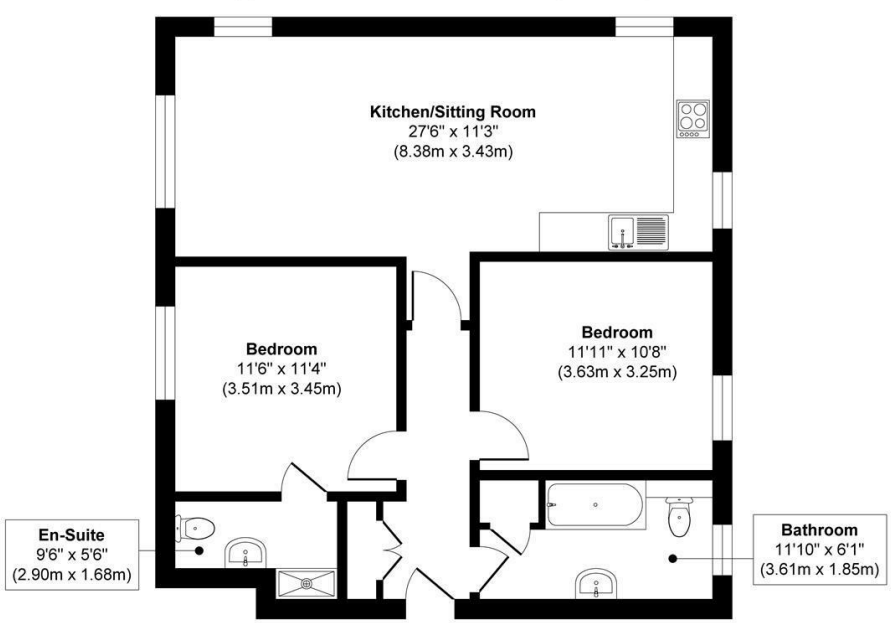


2, ROSE DRIVE, WOODSTOCK, OX20 1GN

FLOWERS
ESTATE AGENTS

2 Rose Drive, Woodstock, OX20 1GN

Approximate Gross Internal Area 72.65 sq.m / 782 sq.ft



Floor Plan

Approximate Floor Area
782 sq.ft
(72.65 sq.m)

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













2, Rose Drive, Woodstock, OX20 1GN

Freehold

- Beautiful ground floor apartment
- Approximately 782 sq.ft. (72.65 sq.m.)
- En-suite shower room and family bathroom
- High ceilings throughout
- Short walk to Blenheim Palace and Woodstock town centre
- Built in 2023
- Two double bedrooms
- Superb 27ft open-plan kitchen/living space
- Allocated parking plus visitor parking
- Council Tax Band C / EPC Rating B

Constructed in 2023 to an excellent specification, this beautifully presented ground floor apartment offers approximately 782 sq. ft. of exceptionally bright and well-planned accommodation. Notably high ceilings throughout create a wonderful sense of light and space, while the impressive 27ft open-plan kitchen, dining and living room is perfect for everyday living and entertaining.

In addition, the accommodation includes two generous double bedrooms and a well-appointed bathroom and an en-suite shower room. Finished in neutral colour scheme including light coloured floor tiling , the apartment is ready for immediate occupation and would suit professionals, first-time buyers or those seeking an elegant ‘lock-up-and-leave’ home.

Outside, the property benefits from both allocated car parking space and visitor parking. Additionally, there is a communal bin store and bike shed. Also, the communal areas, external maintenance and building insurance are all managed by a professional management company, ensuring a convenient, low-maintenance lifestyle.

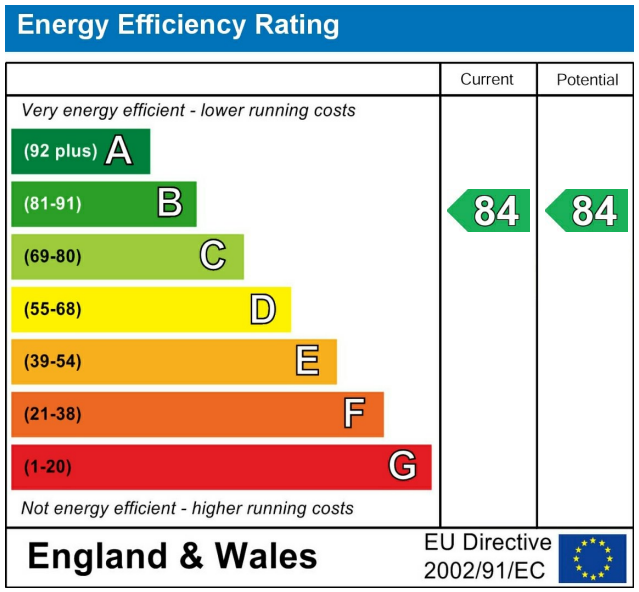
2 Rose Drive enjoys an enviable position just a short walk from the main entrance to Blenheim Palace and its magnificent parkland. A little further lies the centre of Woodstock where there is an excellent range of independent shops, cafés, restaurants and everyday amenities.











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: WODC
Council Tax Band: C

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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