

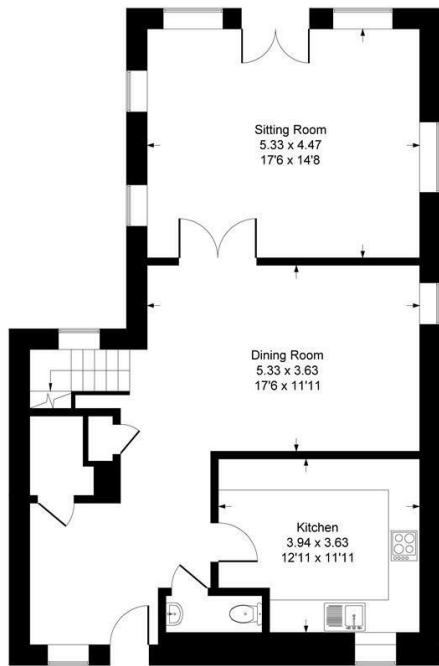


COACH HOUSE MEWS, BEGBROKE, OX5 1SH

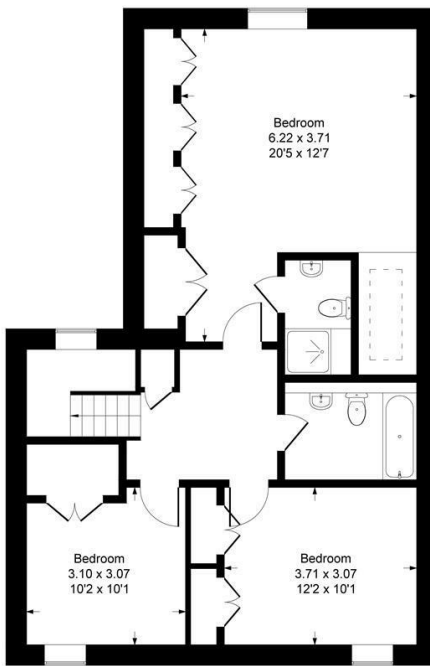
FLOWERS   
ESTATE AGENTS

### 3 Coachhouse Mews

Approximate Gross Internal Area = 154.96 sq m / 1668 sq ft



Ground Floor



First Floor

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





# Coach House Mews, Begbroke, OX5 1SH

Freehold

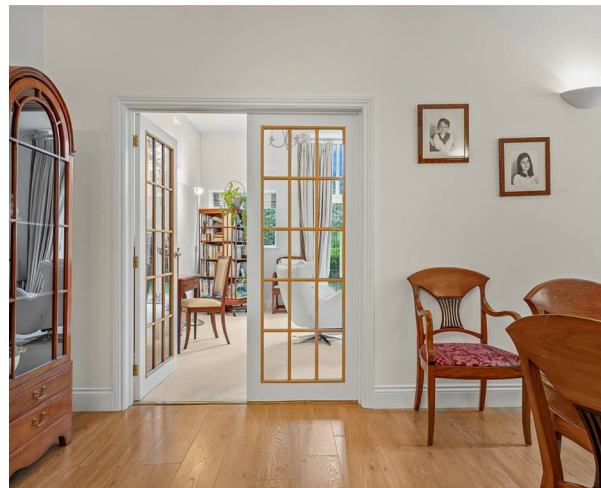
- Elegant mews house between Woodstock and Oxford
- Beautifully maintained and neutrally decorated throughout
- Contemporary kitchen with integrated modern appliances
- Landscaped private garden backing onto open fields
- Council Tax band - F
- Light-filled interiors with effortless room flow
- Dual-aspect sitting room with garden access
- Three double bedrooms including en-suite principle
- Peaceful, well-connected setting near Blenheim palace
- EPC rating - C

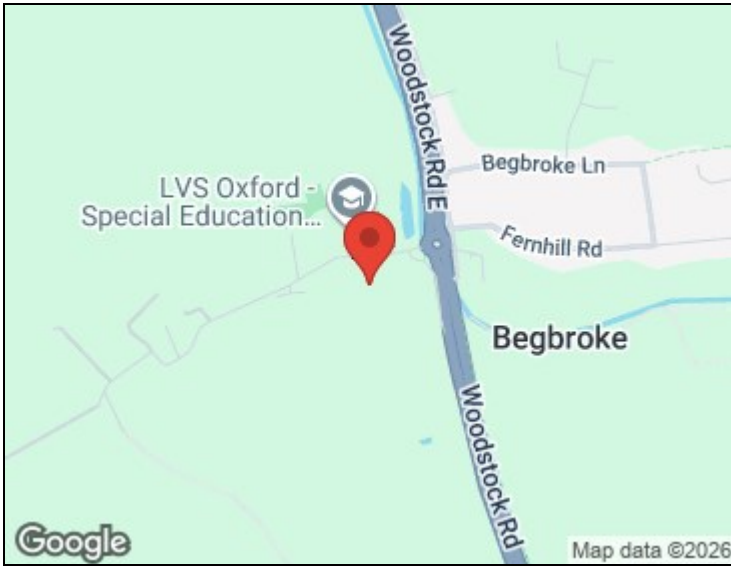
Tucked away in an exclusive and peaceful mews development between Woodstock and Oxford, 3 Coach House Mews combines traditional character with contemporary refinement.

The entrance hall sets the tone for the rest of the house and gives way to two reception rooms including an impressive living room with French doors opening directly onto the rear garden. The adjoining dining room provides a formal yet inviting space for entertaining while the kitchen is fitted with an extensive amount of cabinetry and integrated appliances.

Upstairs, is equally notable with three comfortable double bedrooms, all decorated in a soft, neutral palette. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom finished in complementary tones. In total, the property affords approximately 1,654 sq. ft (153.6 sq.m) of living accommodation.

Additionally, there is parking for 2 cars and mature planting that adds privacy and seasonal colour. The rear garden is a particular feature and offers a secluded outdoor retreat with open fields 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>75</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Begbroke is a small, well-connected village set almost equidistant between Woodstock and Oxford, providing the perfect balance of rural tranquillity and accessibility. Woodstock, only a few minutes away, is home to an excellent range of independent shops, cafés and restaurants, as well as the magnificent Blenheim Palace, a UNESCO World Heritage Site. To the south, Oxford offers an outstanding range of cultural, educational, and recreational amenities, together with excellent road and rail links to London and the Midlands.

**Local Authority:** Cherwell  
**Council Tax Band:** F

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.

