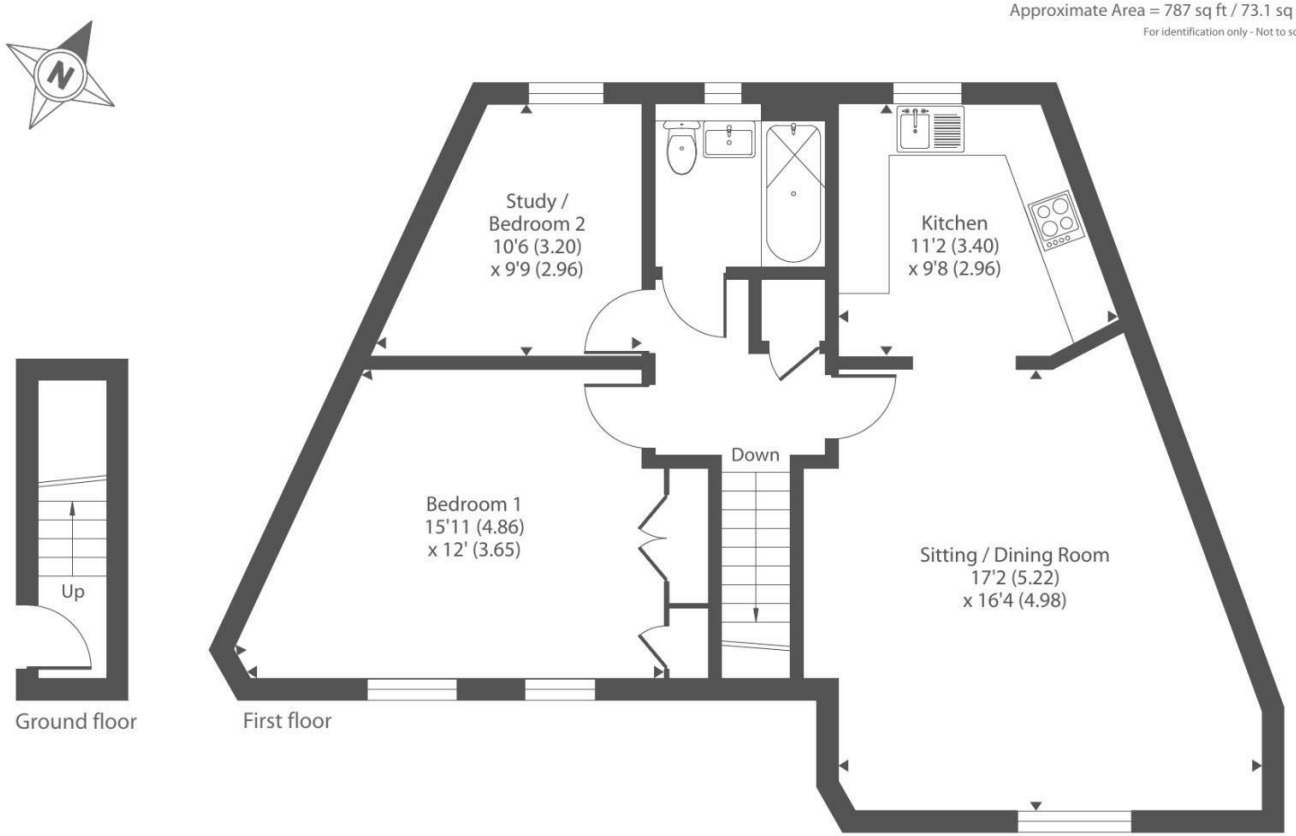


13, LEWISFIELD WAY, WOODSTOCK, OX20 1DF

FLOWERS
ESTATE AGENTS

Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale















13, Lewisfield Way, Woodstock, OX20 1DF

Share of Freehold

- Annual maintenance charges £500 - nothing to pay until 2027
- Share of freehold with resident control
- Ideal lock-up-and-leave Oxfordshire home
- Two versatile bedrooms for flexible living
- Loft conversion potential subject to planning consent
- Allocated parking plus visitor spaces
- Light-filled, well-balanced modern accommodation
- Spacious living room with calm outlook
- Quality fitted kitchen, contemporary finish
- No onward chain, straightforward purchase

Discreetly positioned on the rural fringe of Woodstock, this modern purpose-built first-floor apartment will appeal equally to professionals, downsizers and those seeking a high-quality lock-up-and-leave home in one of Oxfordshire's most desirable locations.

The apartment is accessed via a central hallway which leads through to a generously proportioned living room, well suited to both everyday living and entertaining. The kitchen is finished to a contemporary standard with quality fitted units, while two comfortable bedrooms and a smart, well-appointed bathroom complete an interior that is both practical and adaptable for modern lifestyles.

Each apartment has an allocated parking space within the development which also makes provision for visitor parking. Additionally, there is a secure bicycle storage, ideal for taking advantage of the enhanced cycle routes providing direct access into Oxford. Loft storage space is available, with potential for conversion to additional accommodation, subject to the usual consents.

The apartment is held on a long leasehold basis with a share of the freehold, meaning the owners within the building collectively control the management company. This provides residents with direct oversight of maintenance decisions and associated costs. The property is offered to the market with no onward chain, ensuring a straightforward purchase.

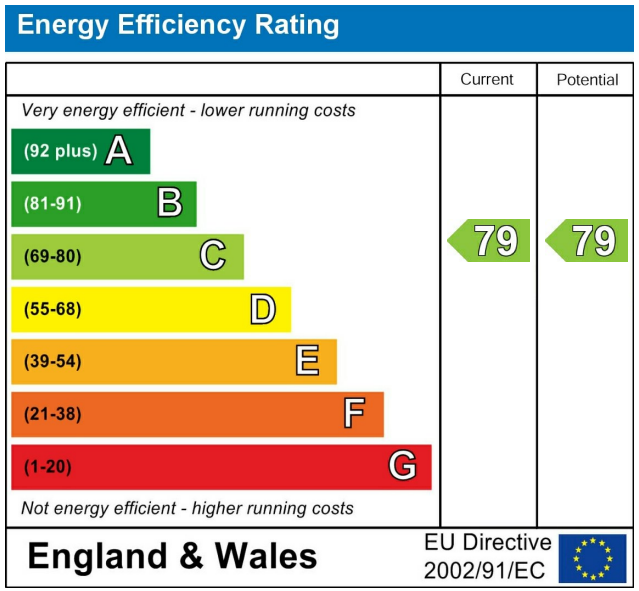
In summary, 13 Lewisfield Way combines ease of ownership, strong long-term appeal and an attractive position on the edge of historic Woodstock.











Services
UTILITIES: Connected to mains services
COUNCIL TAX BAND: C
TENURE: Share of Freehold

Woodstock is a thriving Oxfordshire market town, renowned for its historic streetscape and as the home of Blenheim Palace, a UNESCO World Heritage Site. The town provides an excellent range of independent shops, cafés, restaurants and hotels, along with a vibrant cultural calendar. Oxford is close at hand for more extensive facilities, and the area benefits from excellent road and rail links to London, Birmingham and the Midlands

Local Authority: West Oxfordshire
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.

The Property Ombudsman
rightmove
Zoopla.co.uk
PrimeLocation.com

CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

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