



23, HENSINGTON ROAD, WOODSTOCK

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# 23, Hensington Road, Woodstock, OX20 1JH

## Freehold

- Three-bedroom Edwardian villa
- Largely open plan living arrangement
- Three double bedrooms (one with en suite)
- Offered with no onward chain
- Eligible for permit parking
- Recently renovated and beautifully styled throughout
- Kitchen with large central island
- Prime location within a short walk of Woodstock town centre and schools
- Enclosed rear garden
- EPC grade C | Council tax grade D

Boasting a prominent position on Hensington Road and just a stones' thrown from Woodstock town centre, this three-bedroom villa has been masterfully renovated under current ownership. Unfolding over 1379 Sq. Ft and spanning three floors, the property combines modern day design and practicality with handsome Edwardian architecture. The result is a living arrangement that expresses space and light in a truly harmonious fashion.

Once inside, a set of dynamic and well proportioned living spaces flow. Colour and texture have been carefully integrated, creating a space that is convivial, tactile and sociable. At the heart of the property is the impressive open-plan reception room/kitchen. Designed with family life and entertaining at its core, the recently fitted kitchen is complete with high quality fixtures and fittings and includes a large central island. Steps lead to the adjoining dining room which occupies the rear of the plan and provides direct access to the rear garden. There is also a ground floor cloakroom and utility area for added convenience.

The principle bedroom exudes sophistication. An elegant bay window softly illuminates the soothing colour palette which emphasises the impressive ceiling height. A sleek custom-built dressing area provides generous storage space. The first floor is also home to the third of the three double bedrooms and family bathroom. On the second floor, a large second bedroom with en suite and far reaching views is ideally suited to hosting guests.

Externally, the property offers a terrace to the front and fully enclosed private garden to the rear. The property is also eligible for parking permits.





Ground Floor

First Floor

Second Floor

**Approximate Gross Internal Area**

128.2 m<sup>2</sup> ... 1379 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)







## CONTACT

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### 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>	71	78
(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>England &amp; Wales</b>	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:** D

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