

10, MARKET PLACE, WOODSTOCK, OX20 1TA

FLOWERS
ESTATE AGENTS

Market Place, Woodstock OX20 1TA

Approximate Gross Internal Area = 178.87 sq.m / 1925 sq.ft

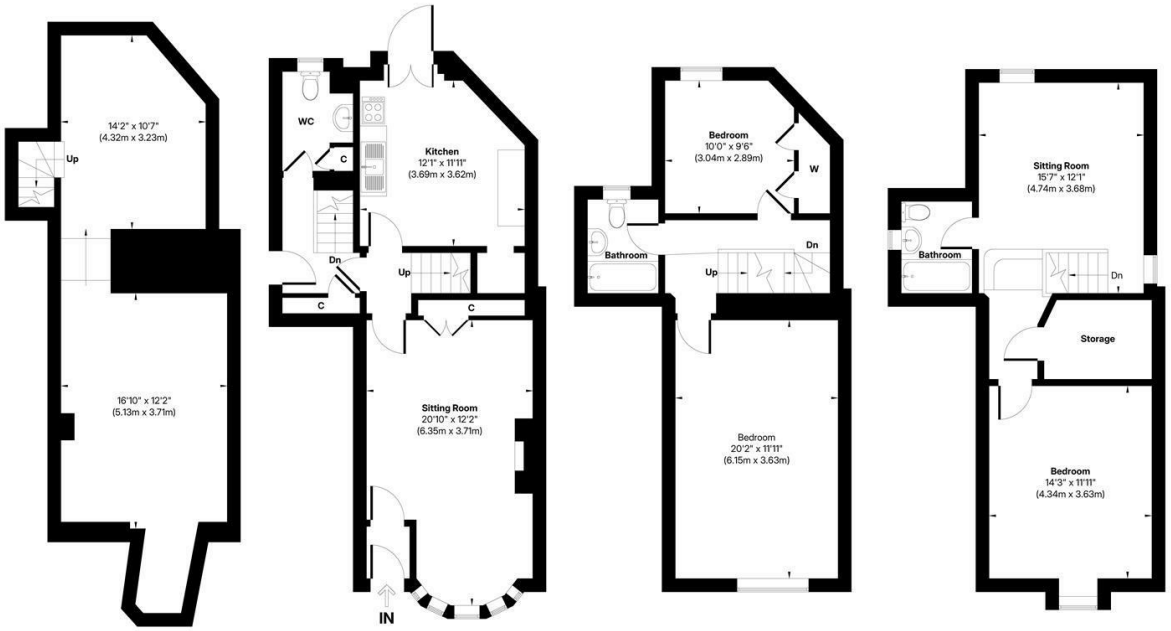


Illustration for identification purpose only, measurements approximate and not to scale.













10, Market Place, Woodstock, OX20 1TA

Freehold

- Grade II Listed home in a heart of Woodstock
- 3/4 bedroom house
- Well balanced accommodation unfolding over 1925 Sq Ft
- Charming period features throughout
- Master suite with private lounge and ensuite bathroom
- Private and fully enclosed rear garden
- Eligible for residents parking permits
- Offered with no onward chain
- Council tax band E
- EPC grade C

Arezzo House is a charming Grade II Listed townhouse occupying a highly sought after position in the heart of Woodstock. Believed to date in part from the late 17th Century, this characterful home has remained in the ownership of the same family for almost a century, offering a rare opportunity to acquire a property of genuine heritage and provenance.

Rich in charm, the accommodation extends over three floors. An elegant reception room with bay window and fireplace occupy the front of the plan with a bright and welcoming kitchen/breakfast room at the rear. A rear door opens to the garden, creating a seamless interaction between indoor and outdoor living. The ground floor also benefits from a W.C as well as access to the basement.

The first floor is home to a the second and third bedrooms which are serviced by the family bathroom. The principal bedroom suite occupies the entirety of the second floor and comprises a double bedroom, private lounge and en-suite bathroom.

To the rear lies a well proportioned courtyard garden, providing a private and peaceful outdoor space that is ideal for entertaining or simply enjoying the tranquillity of this historic setting.

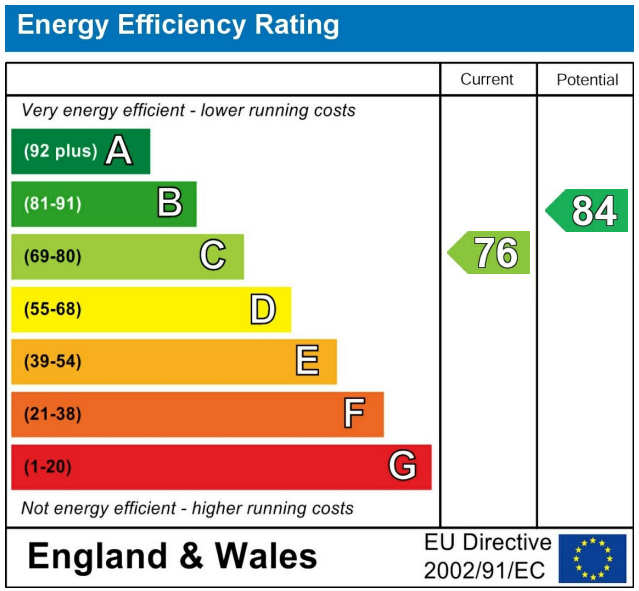
Lovingly maintained throughout, the house now presents an exciting opportunity for sympathetic modernisation, allowing a new owner to enhance and personalise the interiors while preserving its historic charm.











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 District Council
Council Tax Band: E

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

FLOWERS
ESTATE AGENTS