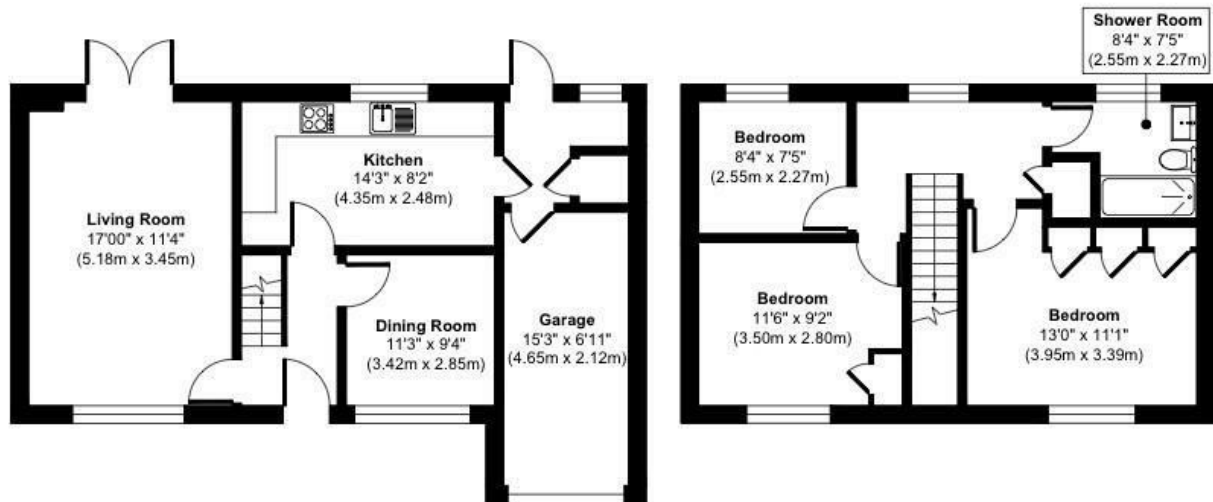


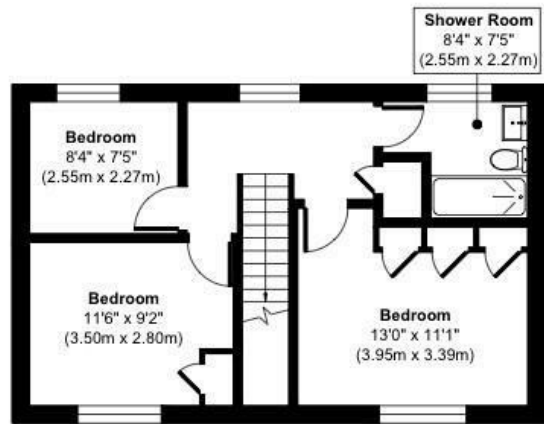


10, BANBURY ROAD, WOODSTOCK, OX20 1LQ

FLOWERS
ESTATE AGENTS



Ground Floor
 Approximate Floor Area
 610 sq. ft
 (56.71 sq. m)



First Floor
 Approximate Floor Area
 480 sq. ft
 (44.63 sq. m)

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





10, Banbury Road, Woodstock, OX20 1LQ

Freehold

- Rare opportunity after almost 60 years ownership
- 17ft sitting room
- Attached garage
- Generous established rear garden
- Close to Marlborough School
- Attractive Cotswold stone semi-detached house
- Kitchen overlooking the rear garden
- Extensive off-road parking
- Scope for extension and improvement (STPP)
- EPC Rating C - Council Tax Band D

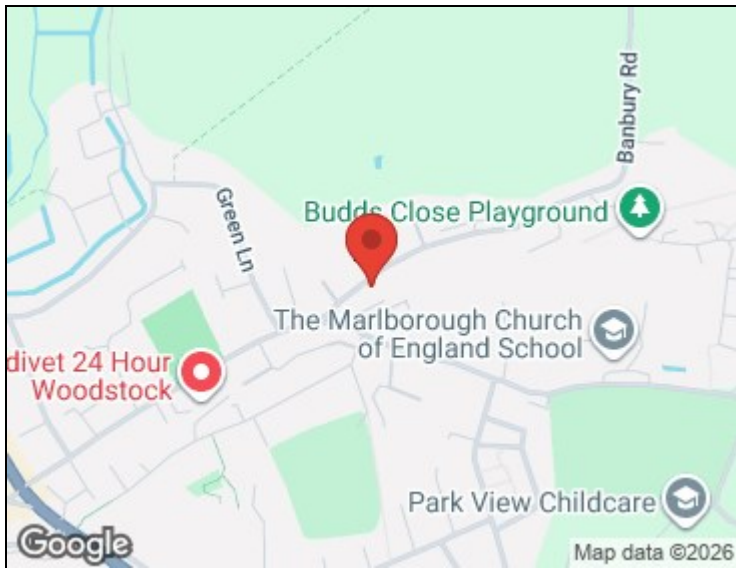
Occupying a generous plot on the eastern side of Woodstock, close to Marlborough School and within easy reach of the town centre, this attractive Cotswold stone semi-detached house presents a rare opportunity to acquire a property that has remained in the same ownership for almost sixty years.

The house offers well-balanced accommodation including a spacious sitting room, separate dining room, kitchen, three bedrooms and a family shower room, together with an attached garage. Whilst perfectly comfortable in its current form, the property offers exciting scope for updating and enlargement, subject to the necessary consents.

A particular feature of the property is the generous frontage, providing ample off-road parking. In addition, there is a mature rear garden that has been carefully tended over the years and offers a high degree of privacy.

Properties of this nature, combining generous gardens, garage, parking and significant future potential, are becoming increasingly difficult to find and early viewing is strongly recommended.





CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 District Council

Council Tax Band: D

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.

