



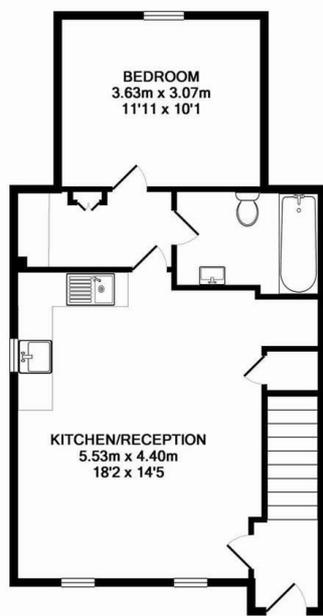
## 5 DUKES COURT, WOODSTOCK, OX20 1LW

Guide Price £270,000 Leasehold

- Leasehold with a share of freehold
- Double bedroom
- Underfloor heating
- Excellent central location
- Council tax band B | EPC grade B
- Open plan kitchen/living room
- Intercom entry system/Wifi inc
- Allocated parking plus visitor's parking
- Offered with no onward chain

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TOTAL APPROX. FLOOR AREA 49.2 SQ.M. (530 SQ.FT.)

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 and no responsibility is taken for any error, omission, or mis statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by ESI Property Services - www.edps.co.uk. Made with Metropix ©2016.

An exemplary one bedroom ground floor apartment located within easy walking distance of Woodstock town centre with high eco credentials.

Tastefully presented throughout and benefiting from plenty of natural daylight, this generously proportioned home is built to a high standard with attractive, high quality fittings. Accommodation includes an exceptionally large and impressive dual aspect kitchen/living space with underfloor heating, double bedroom, inner hall which could be utilised as a study and bathroom. Externally there is one allocated parking space.

Built with the environment in mind, the apartment benefits from an air source heat pump, triple glazing and mechanical ventilation with heat recovery. The management company also provide a fibre optic broadband wifi solution included within the maintenance charge.

### 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.

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.

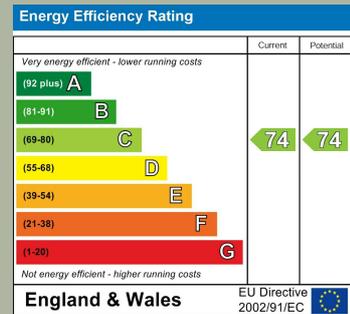
## CONTACT

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## FURTHER PROPERTY INFORMATION

**Local Authority:**  
WODC

**Council Tax Band:** B

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