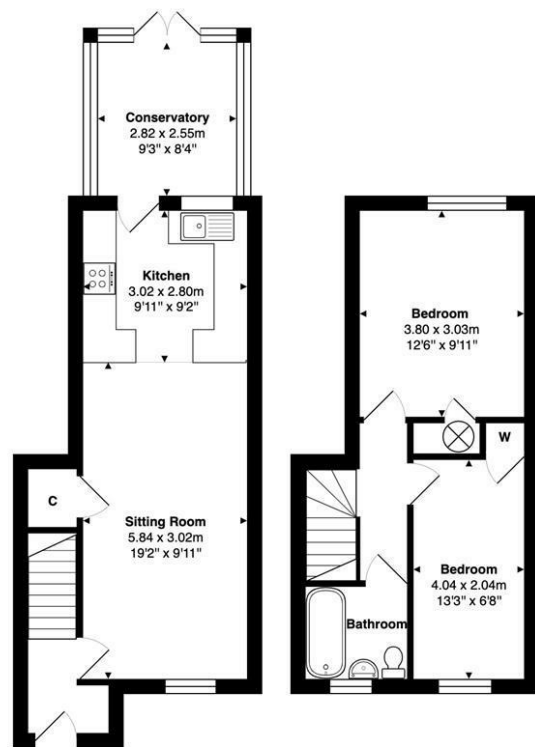




72, NEW ROAD, WOODSTOCK, OX20 1PD

FLOWERS   
ESTATE AGENTS



**Ground Floor**

**First Floor**

**Approximate Gross Internal Area**

69.4 m<sup>2</sup> ... 747 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)





# 72, New Road, Woodstock, OX20 1PD

Freehold

- Two-bedroom home favourable positioned close to town and schools
- Tastefully presented in neutral tones throughout
- Predominantly open plan ground floor living arrangement
- Conservatory
- Bright and modern bathroom
- Private rear garden designed to be easily maintained
- No-through road
- Eligible for parking permits
- EPC D
- Council Tax Band C

An immaculately presented two-bedroom home located on a no-through road within striking distance of the local schooling, shops, pubs and restaurants that Woodstock has to offer.

Set back from the road, the property offers versatile and predominantly open plan ground floor living accommodation. To the front of the plan is the main lounging area with ample room for a dining table and a large window draws in a wonderful flow of natural light to illuminate the neutral interiors. The kitchen seamlessly connects and offers the ideal layout for entertaining. The addition of a conservatory at the rear offers versatility and has previously been used as a secondary dining area when required. Two well proportioned bedrooms and main bathroom occupy the first floor.

Externally, the property benefits from an easily maintained and private rear garden with gated rear access.





## CONTACT

### Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

01993 627766  
woodstock@flowersestateagents.com

### 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>		<b>76</b>
(55-68) <b>D</b>	<b>59</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.

#### Services

UTILITIES: Connected to mains services

TENURE: Freehold

**Local Authority:** West Oxford

**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.

