MANOR

17 PARK STREET

WOODSTOCK | OXFORD | OX20 1SJ

An opportunity to own something truly unique, tailored around charm, character and positioned in arguably the most desirable location in Woodstock, neighbouring the Blenheim Gate, with far reaching views to the palace, lake and island.

A Grade II Listed Georgian townhouse spanning four storeys, offering ample scope for a range of buying criteria.

Whether you're seeking a family home, an investment, or a holiday retreat. 17 Park Street is a property you should own.

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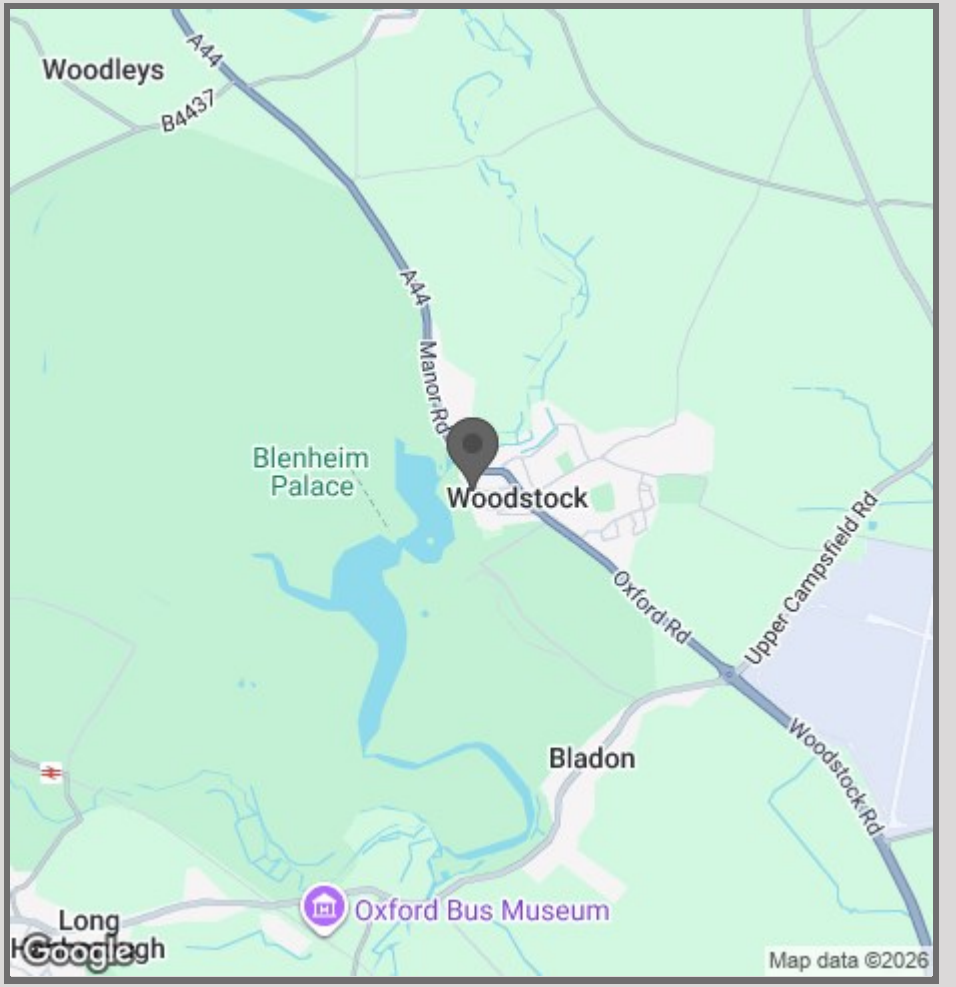
The ground floor features high ceilings and statement reception rooms, along with a fitted kitchen that offers views onto the rear garden.

The lower floor currently houses a studio and utility room, with excellent scope to create a kitchen or additional entertainment space, a games room, office, or crafts and utility area.

The upper floors offer five bedrooms in total, along with a dressing room and study, with views over the palace grounds enjoyed throughout the layout. Two bedrooms benefit from en suite facilities, with further scope to add more. The top floor showcases a stunning bathroom suite with a roll-top bath.

The south facing rear courtyard is an idyllic retreat with views onto the church, enclosed by its own stone wall with gated access onto Rectory Lane. Useful outbuilding storage is also available.

- Georgian Town House
- Period Features
- Grade II Listed
- Highly Desirable Location
- Lower Ground Floor
- Five Bedrooms
- South Facing Private Courtyard
- Amenities Nearby
- Next Door To Blenheim Palace
- Residents' Parking Spaces



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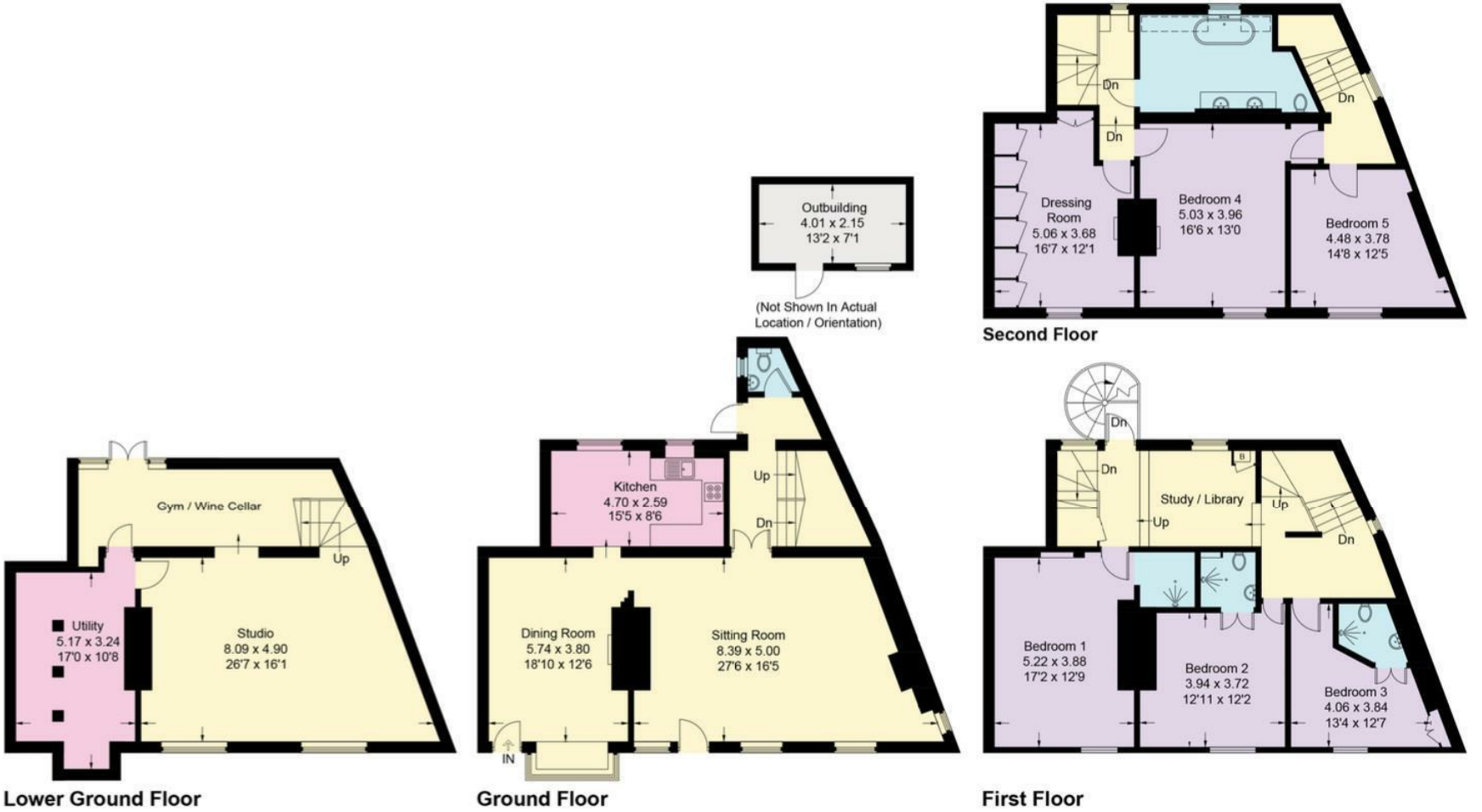
Approximate Gross Internal Area = 324 sq m / 3,487 sq ft
Outbuilding = 8.6 sq m / 92 sq ft
Total = 332.6 sq m / 3,579 sq ft



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