



5, CADOGAN PARK, WOODSTOCK

FLOWERS 
ESTATE AGENTS









5, Cadogan Park, Woodstock, OX20 1UW

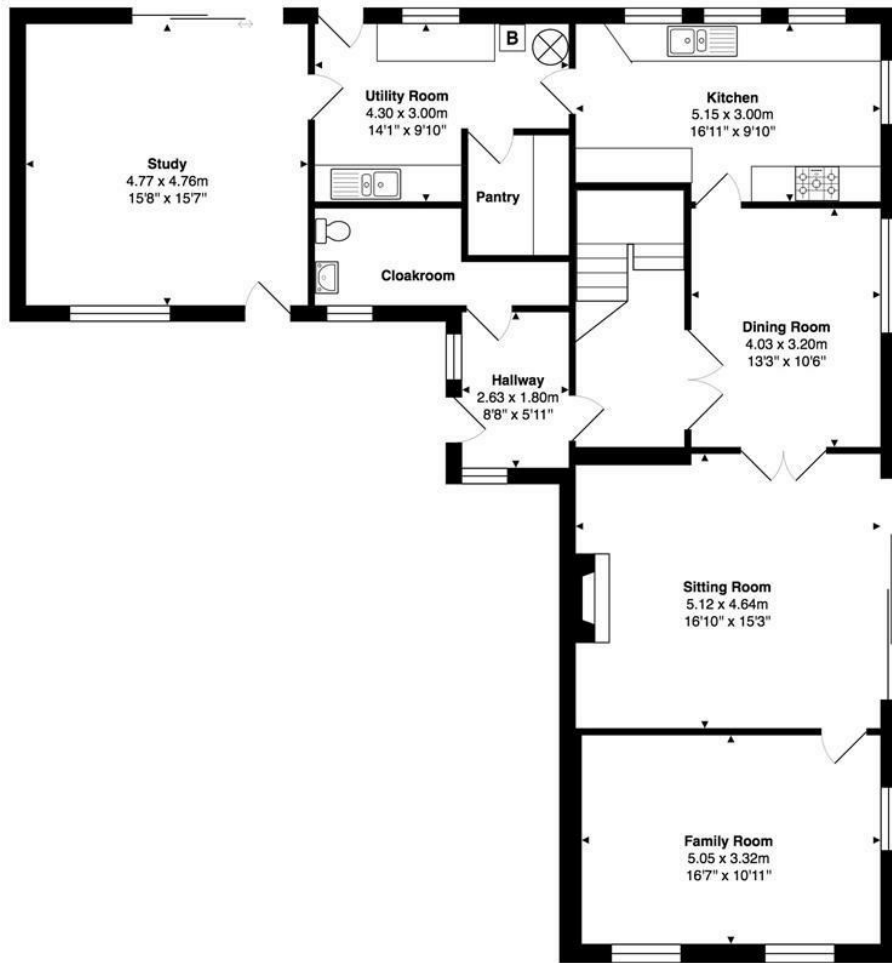
Freehold

- Highly desirable and sought after Woodstock location
- Individual detached four bedroom family home
- Immaculately presented throughout
- Driveway parking for multiple vehicles
- EPC Rating D
- Established wrap around double plot totalling one third of an acre
- Ample scope to extend and re-configure subject to consents
- A pleasant walk to the town centre
- Mature private gardens with summer house
- Council Tax Band G

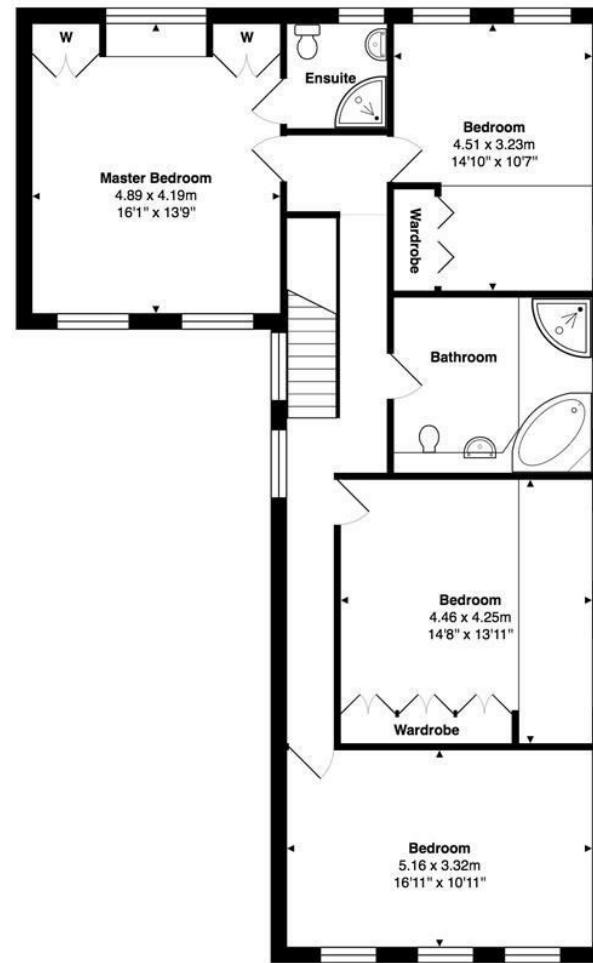
Boasting a prominent position in one of Woodstock's most coveted residential roads, 5 Cadogan Park represents a fine example of a mid-century family home. Sitting within a magnificent wrap around double plot of approximately a third of an acre, the property is characterised by its generous proportions, calming interiors and illuminating flow of natural light.

Sitting well back from the road, entry is gained via a private driveway flanked by manicured lawns and mature trees. Once inside, it is apparent that a great level of care has been taken to orientate the primary living spaces in order to optimise the tranquil views across the spectacular gardens. In its current configuration, a generous breakfast room opens via double doors into the main reception room with feature marble fireplace. Large glazed sliding doors create an effortless transition between the interior and exterior spaces and allow light to penetrate the deepest parts of the plan and into the dual aspect dining/family room. A sleek fitted kitchen with large pantry, utility room, generous study and cloakroom complete the ground floor. The first floor is home to four double bedrooms, including the master bedroom with en-suite shower room, and a generously proportioned family bathroom.

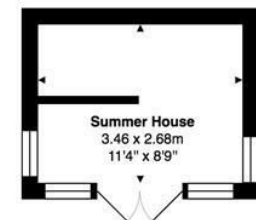
Externally, the current owners have curated the outside spaces to create a wonderful indoor-outdoor experience. Large expanses of carefully maintained lawns encompass the property and create a haven for local wildlife. Large terrace areas have been carefully placed with alfresco dinners, evening drinks and peaceful early morning coffees in mind. Driveway parking is available for several vehicles.



Ground Floor



First Floor



Outbuilding

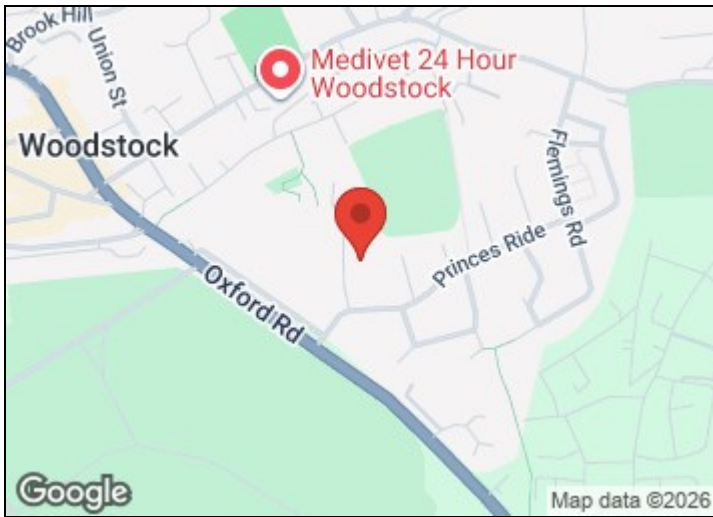


Approximate Gross Internal Area

Main House 231.1 m² / 2487 ft²
 Outbuilding 9.2 m² / 99 ft²
 Total 240.3 m² / 2587 ft²

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





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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 Oxford

Council Tax Band: G

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