

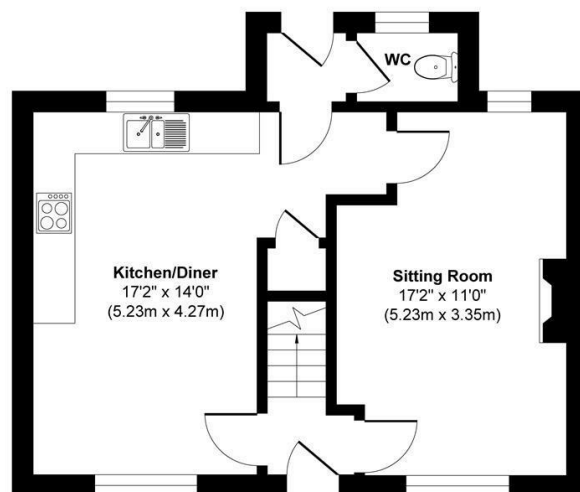


17, HENSINGTON CLOSE, WOODSTOCK, OX20 1LZ

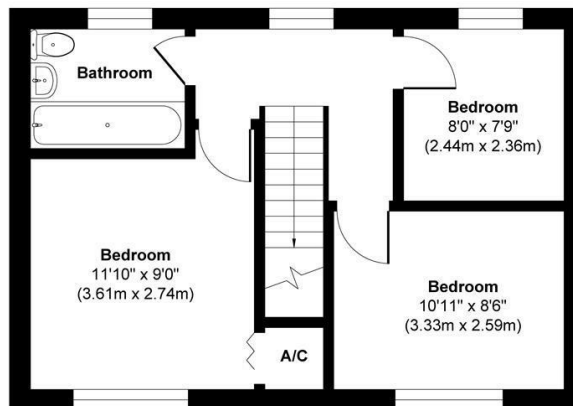
FLOWERS
ESTATE AGENTS

17 Hensington Close, Woodstock OX20 1LZ

Approximate Gross Internal Area 85.00 sq.m / 915 sq.ft

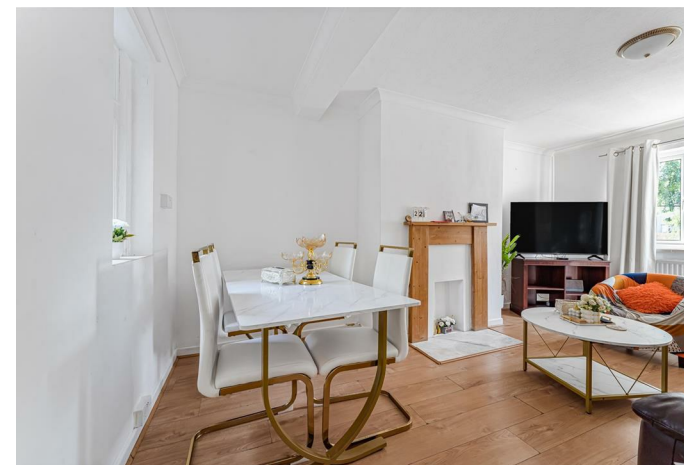


Ground Floor
Approximate Floor Area
476 sq.ft
(44.22 sq.m)



First Floor
Approximate Floor Area
439 sq.ft
(40.78 sq.m)

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





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Freehold

- Three bedroom semi-detached home
- Light-filled, versatile accommodation
- Kitchen/dining room
- Enclosed and private rear garden
- Located within a quiet cul-de-sac, a short distance from schools
- Sitting room
- Offered with no onward chain
- Awaiting EPC grade

Positioned within a quiet cul-de-sac and conveniently located within close reach of Woodstock's schools, this well proportioned three-bedroom home offers practical and comfortable family living.

Set back from the road, the property is approached via a shared gate and gravel driveway. The accommodation opens to a central entrance hallway which gives way to a welcoming dual aspect sitting room. On the left of the plan is a bright kitchen/dining room, providing excellent space for everyday family life and entertaining. At the rear there is a useful W.C. for added convenience. Upstairs, there are three bedrooms alongside the family bathroom.

Externally, the rear garden has been designed for low-maintenance living, providing an easy and private space for outdoor seating and entertaining. Furthermore, the property also benefits from there is also driveway parking to the front.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
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.

