



16 Wolsey Court, Woodstock, OX20 1QP

Guide Price £345,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented 2 bedroom barn conversion being sold with no onward chain.

Accommodation comprises entrance hall, cloak room, open plan living/dining room, refitted kitchen. On the first floor there are two double bedrooms and a bathroom.

Rear garden mainly laid to lawn with patio area and gated rear access.

Allocated parking to front.

No onward chain.

Additional information to note:

- Mains gas and electric. The development is serviced by septic tanks (managed by peerless property)
- OFCOM checker indicates that standard and ultrafast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor and variable in home with EE, good outdoor with EE,O2 & Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.



EPC Rating: D

Council Tax Band: E



## Key Features

- Barn conversion
- 2 Bedrooms
- Beautifully presented
- Cloakroom
- Open plan living/dining
- Kitchen
- Garden
- Parking
- No onward chain

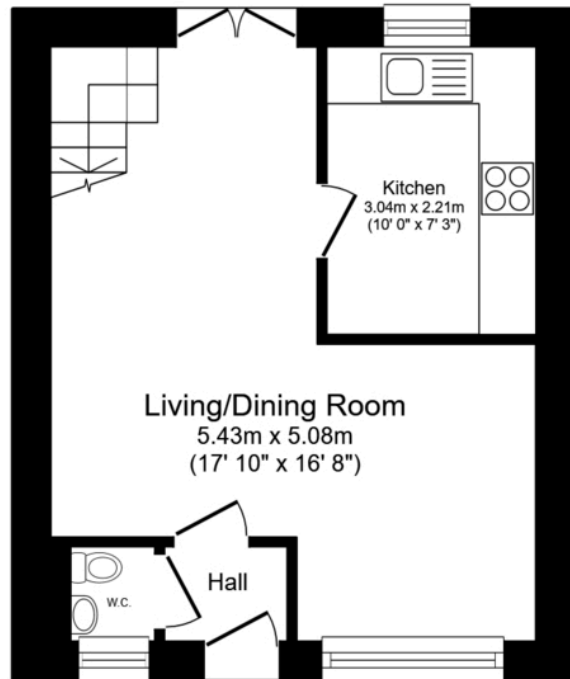
## The Location

Woodstock – associated with Blenheim Palace (The ancestral home of the Dukes of Marlborough). There are a selection of fine hotels and restaurants. Other facilities include shops, banks, post office and library. A bus service operates to Oxford and a new bus service is now in operation via Kidlington to Oxford Parkway Railway Station providing a main line link to London Marylebone. Other nearby train stations are only a short distance away at Long Hanborough & Charlbury with the M40 (j.9) approximately 9 miles.

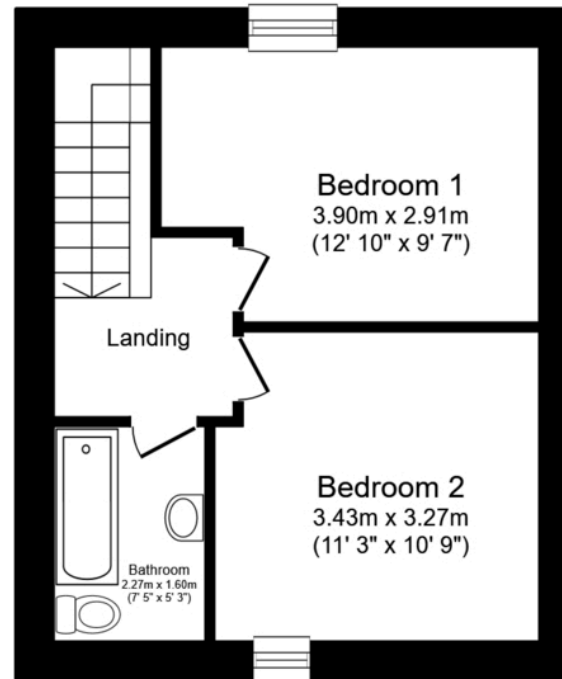
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**Ground Floor**  
Floor area 31.4 sq.m. (338.5 sq.ft.)



**First Floor**  
Floor area 31.4 sq.m. (338.5 sq.ft.)

**Total floor area: 62.9 sq.m. (677 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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