



17, CRECY WALK, WOODSTOCK, OX20 1UT

FLOWERS
ESTATE AGENTS

17 Crecy Walk, Woodstock OX20 1UT

Approximate Gross Internal Area

Main House = 124.21 sq m / 1337 sq ft

Garage = 22.58 sq m / 243 sq ft

Total = 146.79 sq m / 1580 sq ft



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





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Freehold

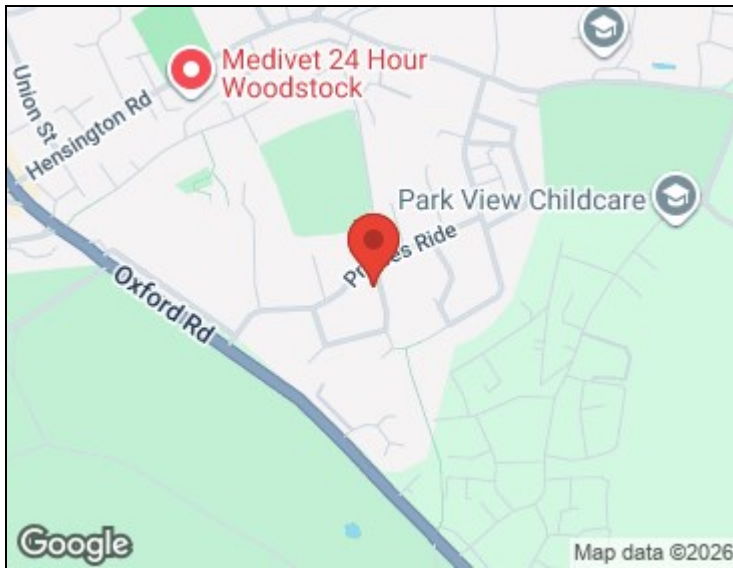
- Detached and well appointed family home
- Three double bedrooms
- Reception room with adjoining dining room
- Sunroom and separate study
- Kitchen with separate utility area
- Ground floor shower room
- Double length garage in addition to driveway parking
- South-west facing mature rear garden
- EPC grade D
- Council Tax band E

An opportunity to acquire a deceptively large and free-flowing, three-bedroom detached home on the highly sought after Hensington Gate development, located just a short distance from schools and the amenities of central Woodstock.

On the ground floor there is an entrance hall that leads to the main reception room and adjoining dining room. A sunroom has been added in more recent years where glazed windows and a sliding door frame the garden and promote the flow of natural light from its south-west facing rear aspect. The kitchen can be found to the left of the plan along with a handy utility area. The property also offers a ground floor study and shower room for added convenience. On the first floor there are three bedrooms, including the principal bedroom and a family bathroom. The property is presented in a neutral palette throughout and has been meticulously maintained whilst offering scope to reconfigure or extend (subject to necessary consents).

Outside there is a beautifully maintained south-west facing rear garden with lawn and patio areas. The property further benefits from a double length garage and driveway parking.





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) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(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: E

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.

