



31, PLANE TREE WAY, WOODSTOCK, OX20 1PE

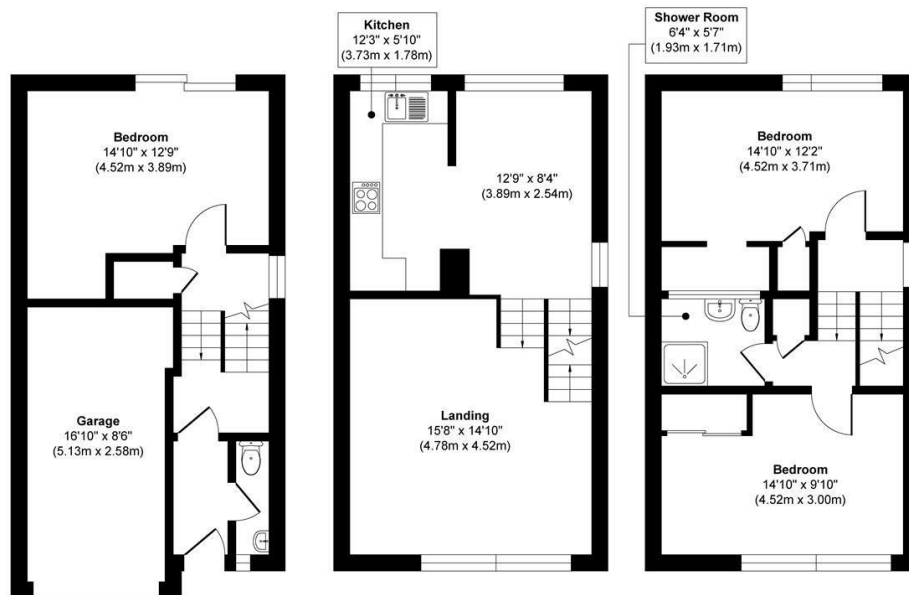
FLOWERS
ESTATE AGENTS

31 Plane tree Way Woodstock OX20 1PE

Approximate Gross Internal Area 104.24 sq.m / 1122 sq.ft

Garage Area 13.38 sq.m / 144 sq.ft

Total Area 117.62 sq.m / 1266 sq.ft



Ground Floor

Approximate Floor Area
423 sq.ft
(39.30 sq.m)

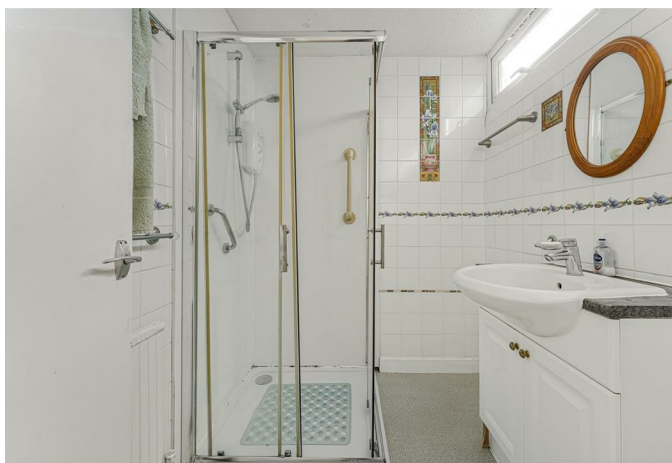
First Floor

Approximate Floor Area
422 sq.ft
(39.21 sq.m)

Second Floor

Approximate Floor Area
422 sq.ft
(39.21 sq.m)

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





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Freehold

- Deceptively spacious three-storey home offering remarkably versatile accommodation.
- Three generous double bedrooms arranged across two floors
- Open-plan kitchen and dining area overlooking rear garden
- Established enclosed garden offering privacy and further potential
- Council Tax Band D
- Competitively priced opportunity with considerable scope for improvement
- Impressive first-floor living room filled with natural light
- Integral garage and driveway provide valuable off-street parking
- Exceptionally convenient for Woodstock primary and secondary schools.
- EPC Rating D

The modest exterior of this distinctive three-storey home gives little indication of the generous and highly adaptable accommodation within. Extending to approximately 1,122 sq ft, together with a 144 sq ft integral garage, the property offers considerably more space than might initially be expected and genuinely needs to be viewed to be fully appreciated.

The house is offered at a particularly competitive price, reflecting the opportunity for a purchaser to update and personalise the interior. Thoughtfully directed expenditure could transform the accommodation into a stylish contemporary home while, importantly, offering the potential to enhance its future value.

The ground floor includes an entrance hall, cloakroom and a generous rear double bedroom, equally suitable as a guest room, home office or additional family room. On the first floor, an impressive, naturally light living room is complemented by an open-plan kitchen and dining area overlooking the garden, with the fitted kitchen offering scope for modernisation. Two further well-proportioned double bedrooms and a shower room occupy the second floor, completing the particularly spacious and versatile accommodation.

Outside, the driveway provides off-street parking and access to the integral garage. The enclosed rear garden is established and relatively private, with mature planting, a paved sitting area and scope for further landscaping.





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		75
(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: **WODC**
Council Tax Band: **D**

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.

