



31 Randolph Avenue, Woodstock, OX20 1FG
£255,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern attractive stone built linked semi-detached house built by local builders J.A Pye (Oxford) approx. 14 years ago and offering deceptively spacious and well presented accommodation. The property forms part of a modern development which provides access to Woodstock High Street.

The property comprises entrance hall, good size lounge, inner hallway with small office/study area and downstairs cloakroom with access to a lovely kitchen/diner. Upstairs there are 2 generous double bedrooms both with fitted double wardrobes and a modern fitted bathroom. Outside there is an enclosed South-facing rear garden and two tandem parking spaces.

To qualify you must be a first time buyer with a connection to Woodstock or live in West Oxfordshire.

Additional information to note:

- All mains services are connected.
- The buyer will own 100% of the property, however, when you come to sell the property you will only be able to sell the property at a maximum level of 60%. Designed to help first time buyers into the market with the possibility of incorporating qualifying means of deposit and mortgage via West Oxfordshire District Council.
- Estate management charge 2025 currently: £192.76 paid yearly. No rent charge payable.
- OFCOM checker confirms standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there is limited mobile voice and data with EE, O2 and Vodafone, and none with Three inside the house, with likely mobile voice and data with all networks outside the house.





Key Features

- Semi-Detached House
- 2 Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Enclosed Garden
- 2 Parking Spaces
- Modern Development
- Sought After Location
- EPC Rating: C Council Tax Band: D

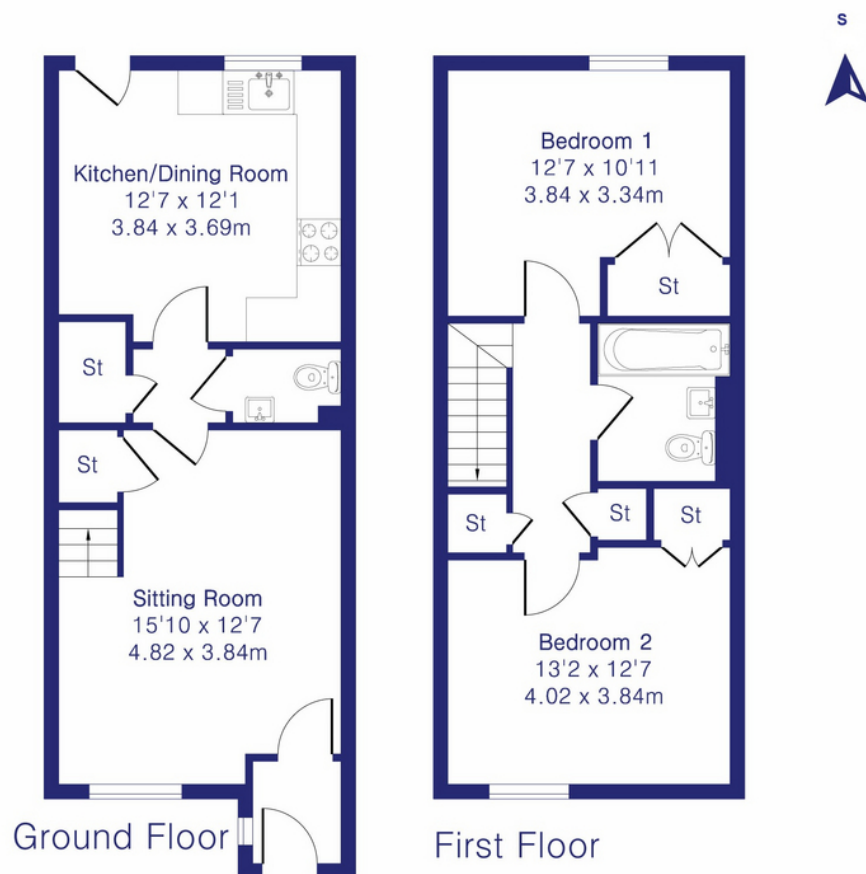
The Location

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.

Approximate Gross Internal Area 816 sq ft - 76 sq m

Ground Floor Area 415 sq ft – 39 sq m

First Floor Area 401 sq ft – 37 sq m



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