

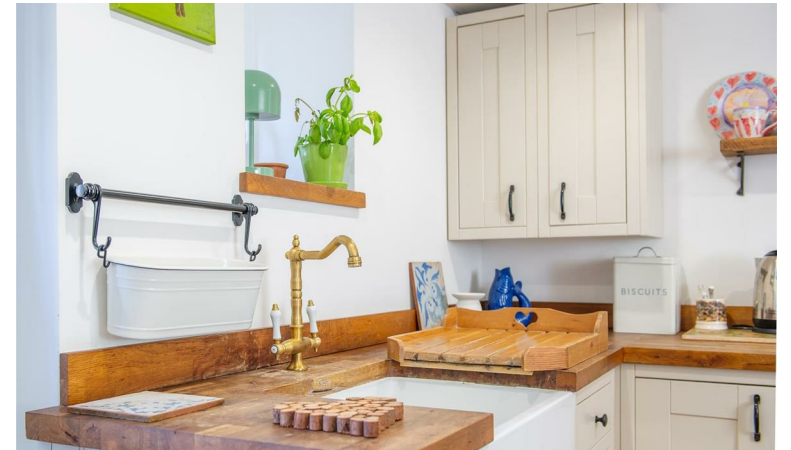


16, BROOK HILL, WOODSTOCK

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16, Brook Hill, Woodstock, OX20 1XH

Freehold

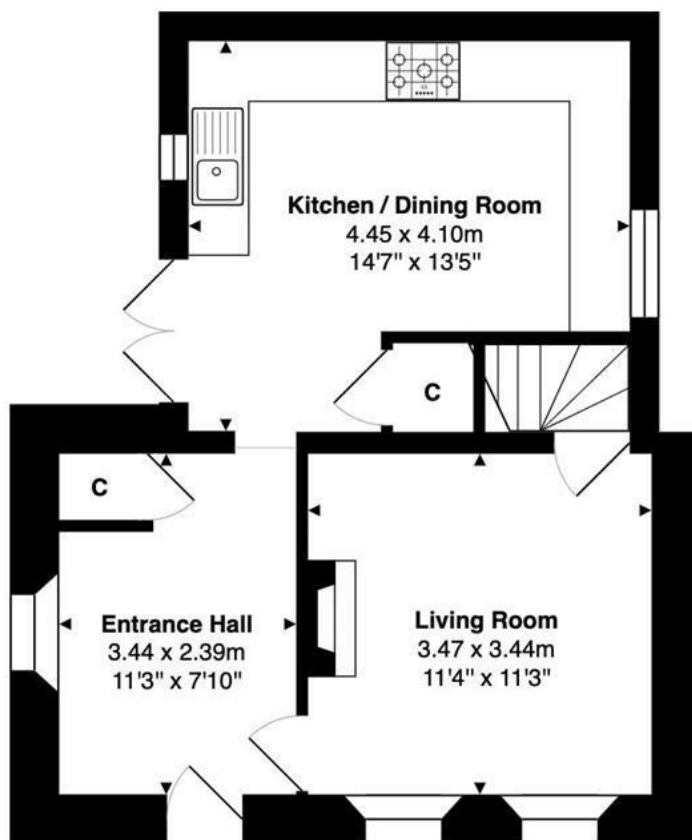
- Charming three bedroom cottage
- Highly sought after location within easy reach of Woodstock's amenities and Blenheim Palace
- Sympathetically and tastefully renovated by the current owners
- Welcoming reception room with wood burner
- Kitchen/dining room with utility cupboard
- Entrance hall/study
- Landscaped tiered garden with decked terrace and garden studio
- Off street parking
- EPC rating D and council tax D

This charming three-bedroom period cottage is set within in a sought-after position, just a short walk from Blenheim Palace grounds and the plethora of shops, pubs, restaurants, and cafes that Woodstock has to offer. Behind its stone fronted façade, the property unfolds to a series of well-proportioned living spaces adorned with character features and modern fixtures that blend effortlessly.

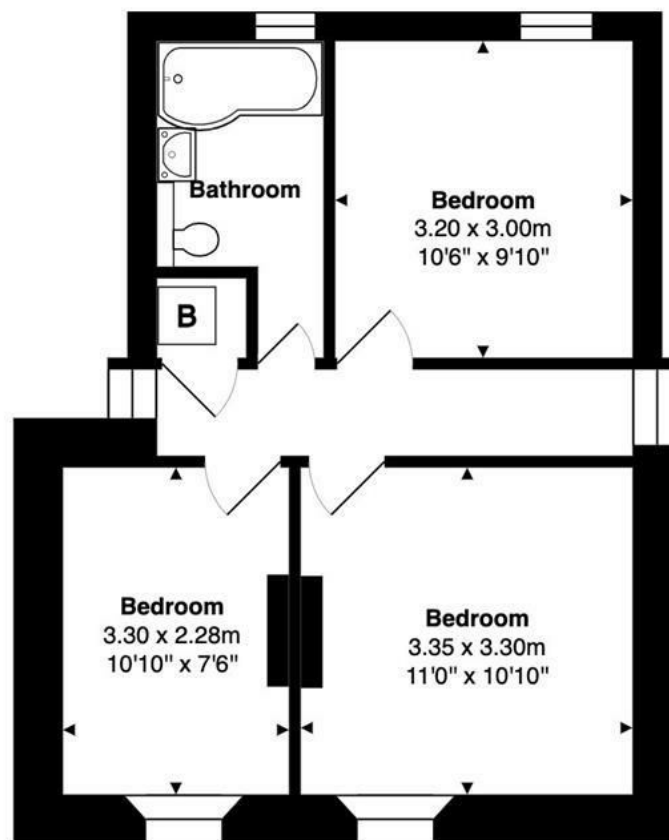
Entry is via an unusually large entrance hallway which would suit a variety of purposes. The ground floor offers a modern living arrangement with a warm a welcoming reception room occupying the front of the plan, complete with wood burning stove. The sociable kitchen/dining room unfolds across the rear of the house, welcoming plenty of natural light with French doors opening on to the landscaped rear garden. A handy utility cupboard has also been featured in the kitchen design for added convenience. The first floor is home to three well proportioned and tastefully presented bedrooms which are serviced by the family bathroom.

Externally, the two-tier rear garden has been beautifully landscaped with entertaining in mind. Well stocked with a variety of shrubs and plants, the garden ascends to the top level which is fully decked, providing the ideal spot for hosting summer soirees with friends. Off-street parking is also available for one vehicle. Viewings highly recommended.





Ground Floor



First Floor

Approximate Gross Internal Area

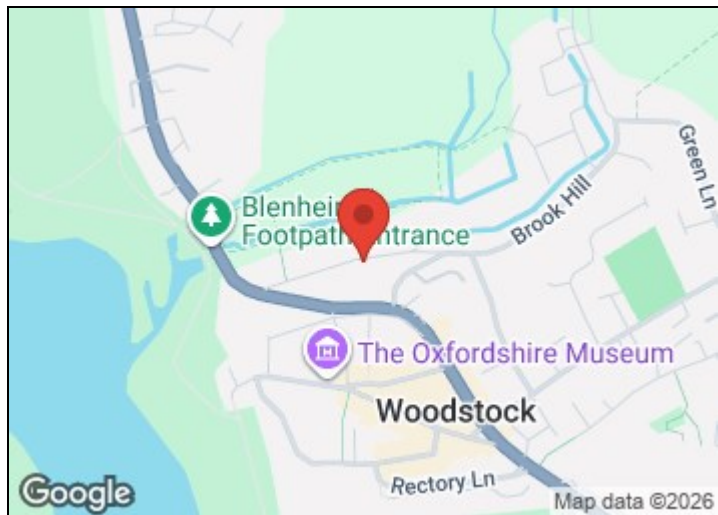
78.7 m² ... 848 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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.

Services

UTILITIES: Connected to mains services
COUNCIL TAX BAND: West Oxfordshire District Council
TENURE: Freehold

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.



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