3, UNION STREET, WOODSTOCK

FLOWERS
ESTATE AGENTS

3, Union Street, Woodstock, OX20 1JF

Freehold

- Two-bedroom period cottage
- Free flowing sitting/dining room
- Galley kitchen
- Downstairs WC
- Council Tax Band C | EPC grade D
- Central Woodstock location
- Crittall doors to garden
- Beautifully presented throughout
- Private courtyard garden

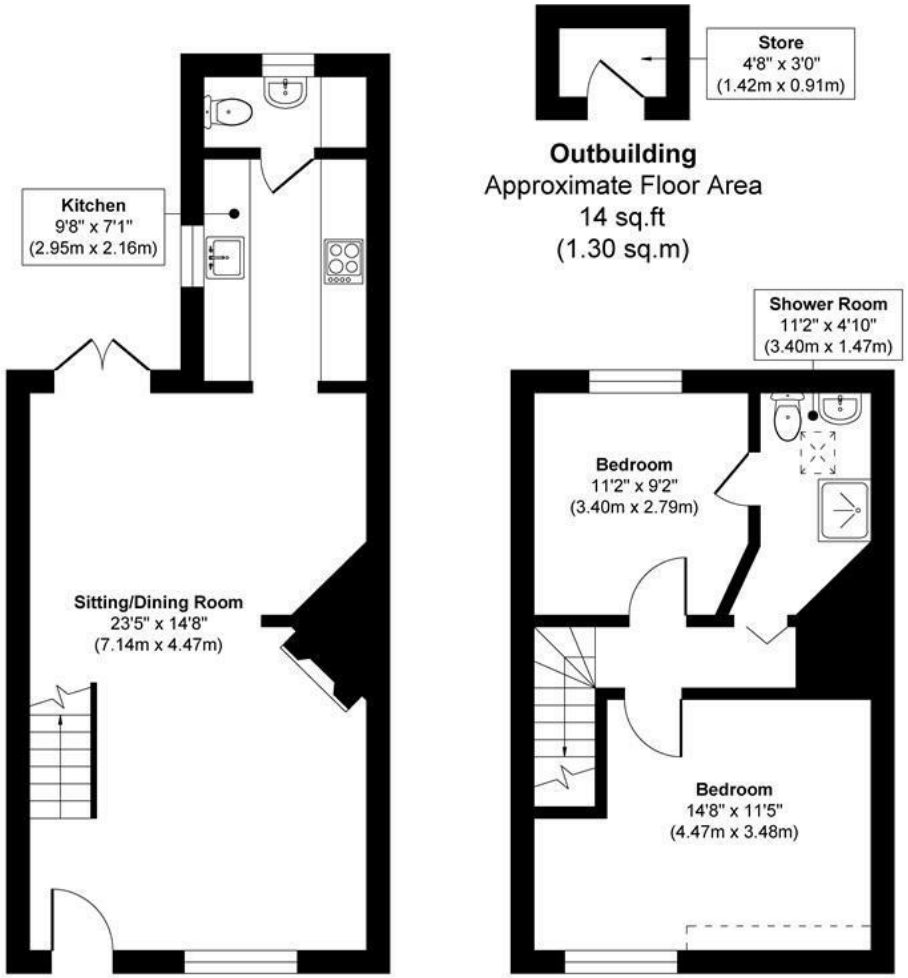
Steeped in character whilst having relevance to contemporary living, 3 Union Street represents an exceptional opportunity to enjoy the best of Woodstock living, with a plethora of boutiques, cafes, restaurants and local amenities all on your doorstep.

Full of charm and individuality, this beautifully presented home unfolds into a series of comfortable and versatile living spaces. Entry is into the well proportioned, dual-aspect living room. Oak floorboards run underfoot and a fireplace adds a natural focal point whilst Crittall doors create a seamless interaction between the indoor and outdoor spaces. A paired back colour palette and soft natural fabrics maximise the senses of space and light, blending modern day flair with period charm. The recently reconfigured galley kitchen is to the rear of the property with a handy WC beyond. Upstairs are two double bedrooms and a contemporary shower room.

A particular highlight of the property is the private west-facing courtyard garden, a rare and highly desirable feature in such a central Woodstock location. Whilst the property has no allocated parking, it is eligible for resident's parking permits. Ideal for those seeking a full-time residence, a charming weekend retreat or a well-located investment. Viewings highly recommended.

3 Union Street

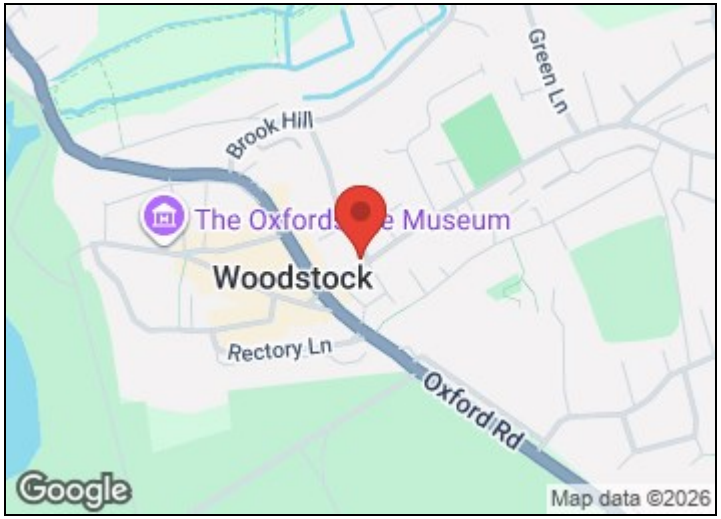
Approximate Gross Internal Area 75.16 sq.m / 809 sq.ft
Outbuilding Area 1.30 sq.m / 14 sq.ft
Total Area 76.46 sq.m / 823 sq.ft

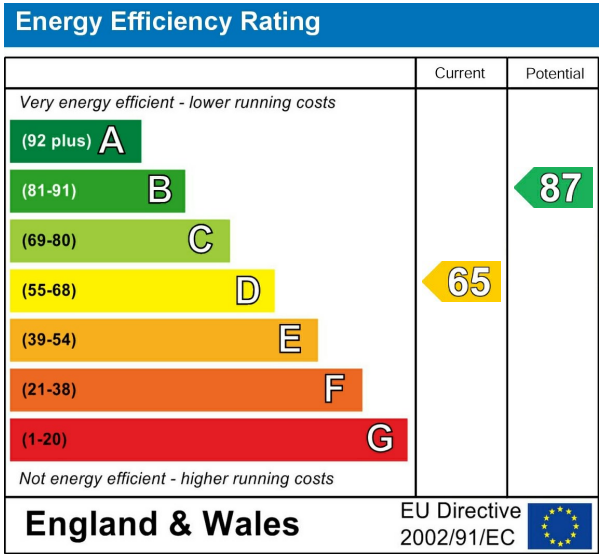


Ground Floor
Approximate Floor Area
453 sq.ft
(42.09 sq.m)

First Floor
Approximate Floor Area
356 sq.ft
(33.07 sq.m)

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





Area description

Woodstock is a thriving market town situated eight miles north-west of Oxford on the edge of the Cotswolds. Home to Blenheim Palace and its stunning 554 acre park, it offers an appealing mix of town and countryside and boasts an impressive choice of pubs, cafes, restaurants, shops and hotels. Its comprehensive schools are well respected and Oxford's private schools conveniently accessible. The M40 is within easy reach and Oxford Parkway train station provides a direct service to London Marylebone. There are four buses an hour into Oxford. Residents enjoy a free walking permit for Blenheim Park and there are many beautiful farmland walks, as well as a lido, museum and bowls and tennis club. Soho Farmhouse is approximately 15 minutes' drive away. For more info on Woodstock visit www.wutw.co.uk .

Local Authority: West Oxfordshire District Council
Council Tax Band:

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.

CONTACT

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