



20, CASTLE ROAD, WOOTTON

FLOWERS   
ESTATE AGENTS

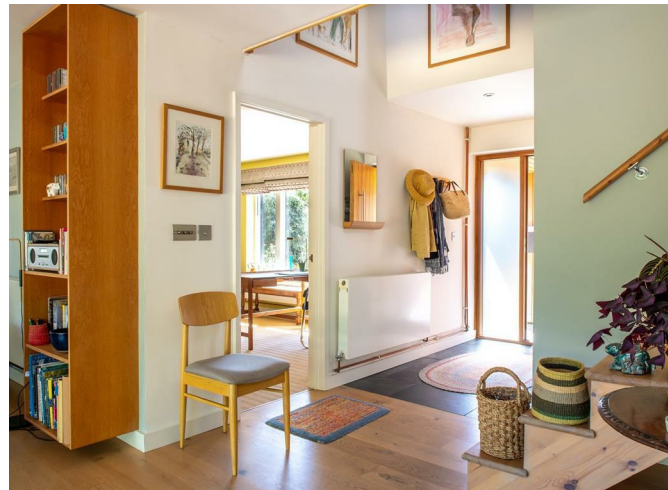
















# 20, Castle Road, Wootton, OX20 1EG

## Freehold

- Stylishly designed and deceptively spacious
- Largely open plan modern living arrangement
- Ground floor shower room
- Wrap around and fully enclosed plot
- Driveway parking
- Three double bedrooms
- Versatile and free flowing spaces
- Highly sought after village location
- Beautifully landscaped gardens
- EPC grade C | Council tax band E

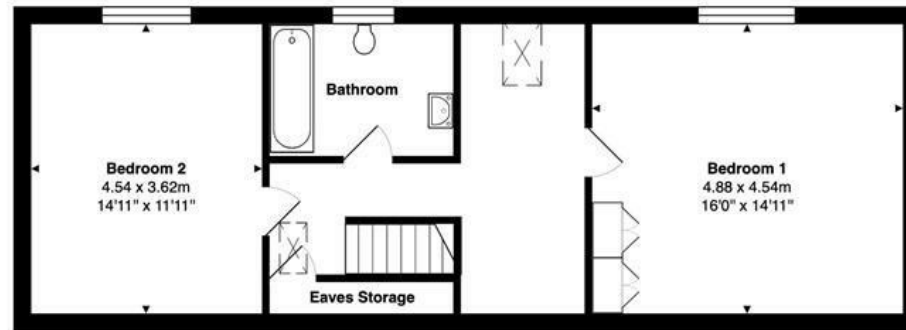
Exquisitely redesigned by the current owner, this beautiful three bedroom home sits within a wrap around plot in the highly desirable village of Wootton. The house's voluminous interiors have been largely executed in a convivial palette and tactile materials. Carefully designed to harness as much light and space as possible, the largely open plan arrangement of the living spaces seamlessly guides towards its immaculate gardens.

Entry is via the central hallway where your eyes are immediately drawn upwards towards the double height ceiling above. The primary living space unfolds across the rear of the ground floor and consist of a three interconnection areas; a cosy sitting area with wood burner, large sociable dining area and finally kitchen with island. Glazed doors flank the outer wall and provide a constant visual connection to the garden, grounding the home in its natural surroundings and welcoming in a wonderful quality of natural light. A separate reception room can also be found at the front of the plan along with a third of the three bedrooms. The ground floor further benefits from a utility room, shower room and large storage cupboard for added convenience.

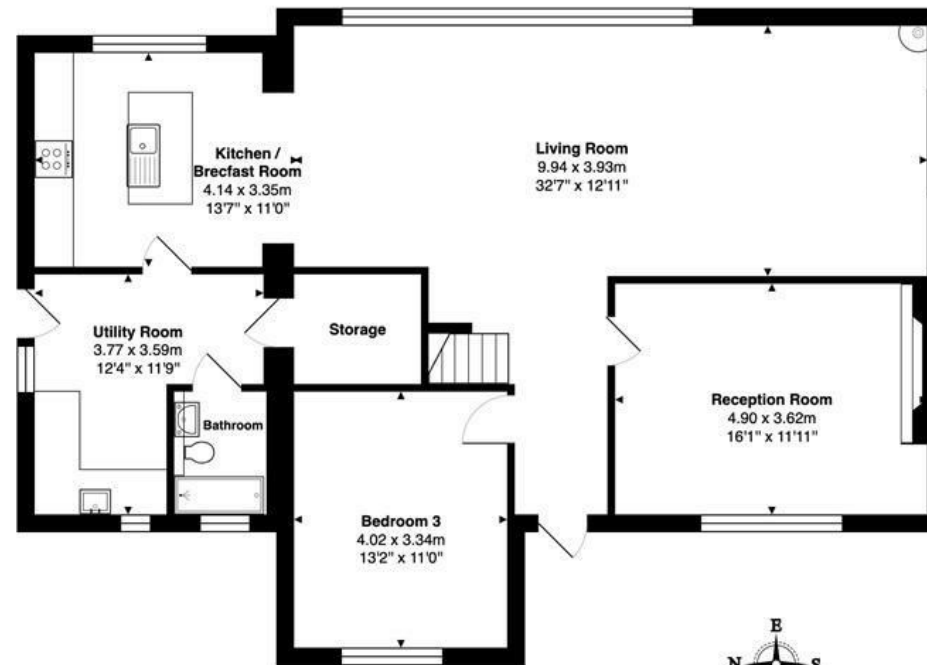
On the first floor there are two well proportioned bedrooms: the spacious principal is on the right with built in-wardrobes and joyful views of the garden. There is also a large second bedroom and shared bathroom.

Externally, the wrap around gardens have been beautifully considered and form an integral part of the overall experience of the property. A patio flows directly from the property and provides the ideal spot for entertaining whilst an area dedicated to wild flowers provides a haven for wildlife. Driveway parking for multiple cars is available at the front of the property.





First Floor



Ground Floor



Approx. Gross Internal Area 175.0 m<sup>2</sup> ... 1883 ft<sup>2</sup>

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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Wootton

A beautiful example of a traditional English village, with an active and vibrant community. Set around the River Glyme and surrounded by beautiful countryside, it is located just two miles north of Woodstock and is convenient for Oxford and its superb transport links, as well as being just a short drive from Soho Farmhouse. Amenities include a village shop with Post Office facilities,, an imposing church and an excellent gastro/ village pub, The Killingworth Castle. There are gorgeous country walks through water meadows and across farmland.

**Local Authority:** West Oxfordshire  
**Council Tax Band:** E

## CONTACT

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