

**MANOR**

MANOR FARM BARN MANOR ROAD  
WOODSTOCK | OX20 1XJ



Manor Farm Barn offers versatile living, enhanced by the addition of an annexe and detached dovecote, converted to provide self-contained accommodation complete with a kitchenette and shower room.

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Secluded within your own private oasis, the property is full of charm and character. The flexible accommodation comprises a spacious kitchen/diner, a stunning main reception room with a vaulted ceiling and French doors opening onto the garden, along with a well appointed arrangement of bedrooms and bathrooms on the upper floor.

A truly rare opportunity to acquire a private residence within the town of Woodstock, with easy walking distance to the grounds of Blenheim Palace.

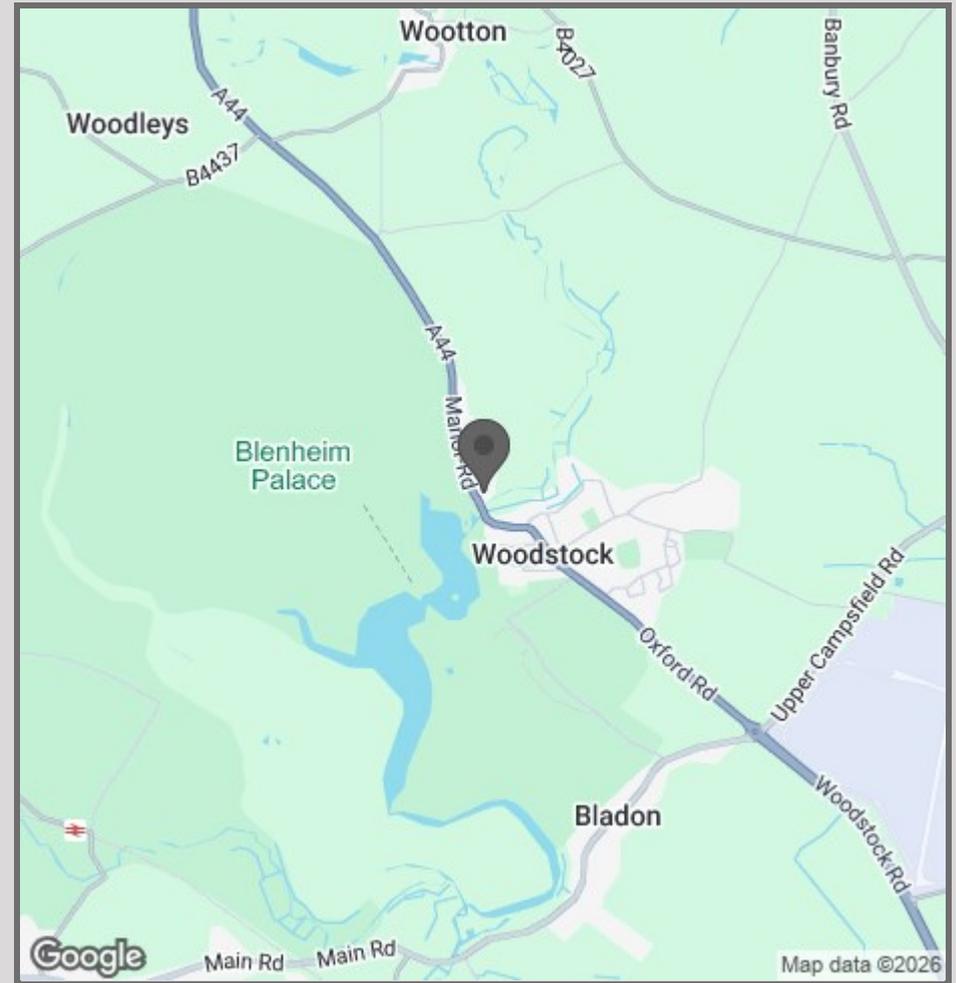
Outside, the property benefits from mature gardens, a gated private driveway with ample parking, and a charming patio garden adjoining the dovecote.







- Highly Desirable Location
- Private Grounds
- Gated Driveway
- Dovecote
- Annexe
- Mature Gardens
- Easy Access To Blenheim
- Transport Links
- Amenities Nearby



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# Manor Farm Barn, Woodstock, OX20 1XJ



**First Floor**  
91.4 sq m / 984 sq ft

**Annexe - First Floor**  
31.5 sq m / 339 sq ft

 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**  
121.5 sq m / 1308 sq ft

**Annexe - Ground Floor**  
31.7 sq m / 341 sq ft

Approximate Gross Internal Area = 212.9 sq m / 2292 sq ft  
 Annexe = 63.2 sq m / 680 sq ft  
 Total = 276.1 sq m / 2972 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1236410)

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