



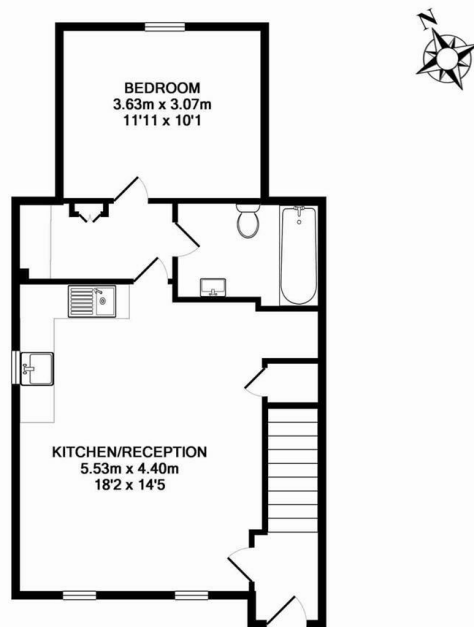
5 DUKES COURT, WOODSTOCK, OX20 1LW

Guide Price £240,000 Leasehold

- Purpose-built ground-floor apartment
- Open-plan living room and fitted kitchen
- Contemporary bathroom
- Attractive communal garden outlook
- Council tax band B | EPC grade B
- Well presented in neutral decorative tones
- Double bedroom
- Separate utility area
- Residents' and visitor parking
- Approximately ten minutes' walk from central Woodstock

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TOTAL APPROX. FLOOR AREA 49.2 SQ.M. (530 SQ.FT.)

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 and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Drawn by ESI Property Services - www.esips.co.uk. Made with Metropix ©2018.

This smartly presented purpose-built ground-floor apartment offers comfortable, easily managed accommodation, ideally suited to a first-time buyer, downsizer or investor. Conveniently positioned within walking distance of central Woodstock and close to the outstanding parkland surrounding Blenheim Palace, it combines practical modern living with an attractive and highly sought-after setting.

The open-plan living and kitchen is well proportioned and features a natural wooden floor. Notably, the kitchen area includes marble work surfaces with matching upstands, a Bosch oven and hob, extractor hood and integrated dishwasher.

An inner lobby gives access to a useful utility area with space for a washing machine and additional domestic storage. Beyond is a comfortable double bedroom and a contemporary bathroom, fitted with a white suite and shower over the bath.

The professionally managed building and its communal areas are well maintained, with established gardens providing an attractive outlook from the apartment. Parking is available to the rear for residents and visitors.

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.

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.



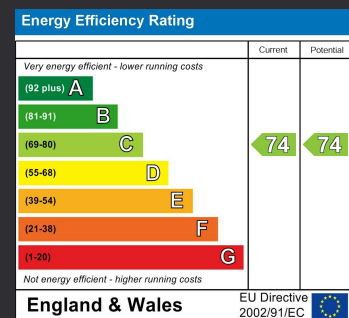
CONTACT

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FURTHER PROPERTY INFORMATION

Local Authority:
WODC

Council Tax Band: D