



2 Wolsey Court, Woodstock, OX20 1QP
Offers In The Region Of £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented 4 bedroom barn conversion retaining it's character and charm with exposed stone exposed timbers and period features throughout.

Accommodation includes a lovely and open kitchen and dining space, well proportioned sitting room with French doors onto the garden and a separate study.

On the first floor there is a spacious master bedroom with en-suite a, two further bedrooms and a bathroom. On the second floor there is a fourth bedroom with eaves storage.

A lovely and well maintained rear garden enjoying a good sized patio area and gated access.

Allocated parking for 2 cars.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard and ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor and variable in home with EE. Good outdoor with Three, O2 & Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: E





Key Features

- Barn conversion
- Four bedrooms
- Kitchen/dining room
- En suite to master bedroom
- Sitting room
- Cloak room
- Study
- Gardens
- Allocated parking

The Location

The property enjoys a convenient position close to the historic market town of Woodstock known for its period architecture and Blenheim Palace. Woodstock provides excellent everyday amenities, including independent shops, cafés, restaurants, pubs, a library and post office. The area benefits from strong transport links, with rail services to London Marylebone and Paddington from nearby stations, and the M40 (J9) about nine miles away. Regular bus routes connect to Oxford, Oxford Parkway Station and the John Radcliffe Hospital. The surrounding countryside offers a wealth of walking routes, picturesque villages and leisure opportunities.

Approximate Gross Internal Area 1783 sq ft - 165 sq m

Ground Floor Area 767 sq ft – 71 sq m

First Floor Area 743 sq ft – 69 sq m

Second Floor Area 273 sq ft – 25 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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