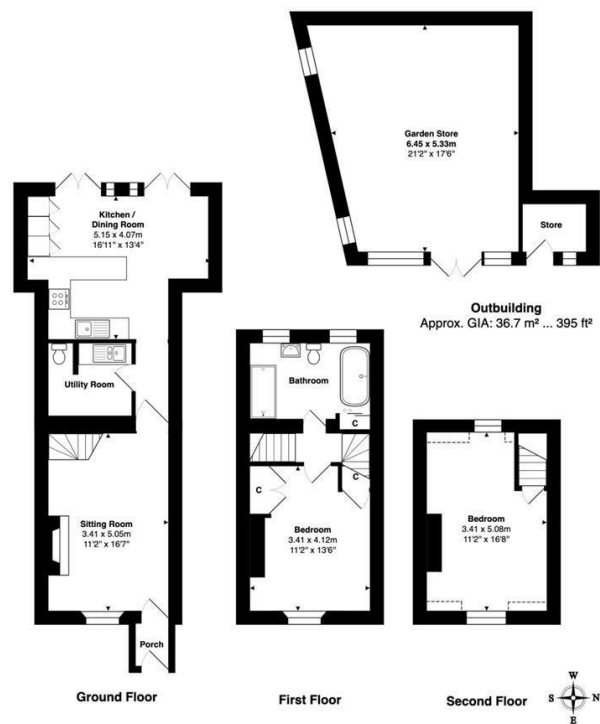




22, PARK STREET, WOODSTOCK, OX20 1RW

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Approx. Gross Internal Area: 86.0 m² ... 925 ft² (excluding garden store, store)

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 purposes only and should be used as such.  
Drawn by EB Property Services, www.ebps.co.uk





# 22, Park Street, Woodstock, OX20 1RW

## Freehold

- Period cottage within historic terrace
- Adjoining Grade II listed properties
- Unlisted dwelling offering flexibility
- Extended kitchen/dining room with doors
- Two double bedrooms over three floors
- Private garden and useful outbuilding
- Highly sought after village location
- EPC - E
- Council Tax - D

Occupying an attractive position within one of Bladon's most historic terraces, this charming two-bedroom period cottage offers a well-balanced blend of character and modern living, with convenient on-street parking available nearby. While adjoining properties within the terrace are Grade II listed, 22 Park Street is not, allowing buyers to enjoy the architectural appeal of a heritage setting with greater flexibility for future use.

Arranged over three floors, the accommodation extends to approximately 86 sq m (925 sq ft) of gross internal area, excluding the outbuilding and garden store.

The property is approached via an entrance porch opening into a characterful sitting room with fireplace and wood-burning stove. To the rear, the cottage has been thoughtfully extended to create a light-filled kitchen/dining room forming the heart of the home, with two sets of French doors providing a seamless connection to the garden. A practical utility room with W.C. is positioned off the kitchen.

The first floor provides a generous double bedroom and a well-appointed family bathroom with roll-top bath and separate shower, while the principal bedroom occupies the entire second floor, offering a spacious and private retreat. Externally, the property enjoys a private rear garden together with a useful outbuilding and garden store extending to approximately 36.7 sq m (395 sq ft).





## CONTACT

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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>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>43</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Local Authority: West Oxfordshire  
Council Tax Band: D

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.



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