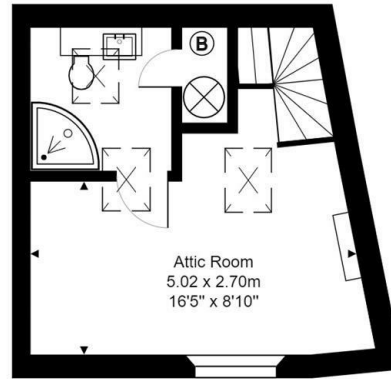
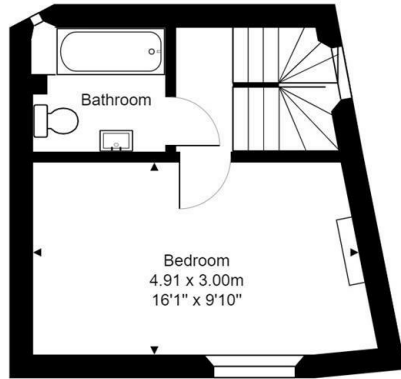




81, OXFORD STREET, WOODSTOCK, OX20 1TJ

FLOWERS
ESTATE AGENTS



Total Area: 66.8 m² ... 719 ft²
All measurements are approximate and for display purposes only.





81, Oxford Street, Woodstock, OX20 1TJ

Freehold

- Grade II Listed cottage
- Open plan kitchen/living space
- Sought after central Woodstock location
- Eligible for residents permit parking
- EPC grade D
- Two bedrooms arranged over the first and second floors
- Ensuite shower room to master bedroom
- Close to local amenities and Blenheim Palace
- No onward chain
- Council tax band D

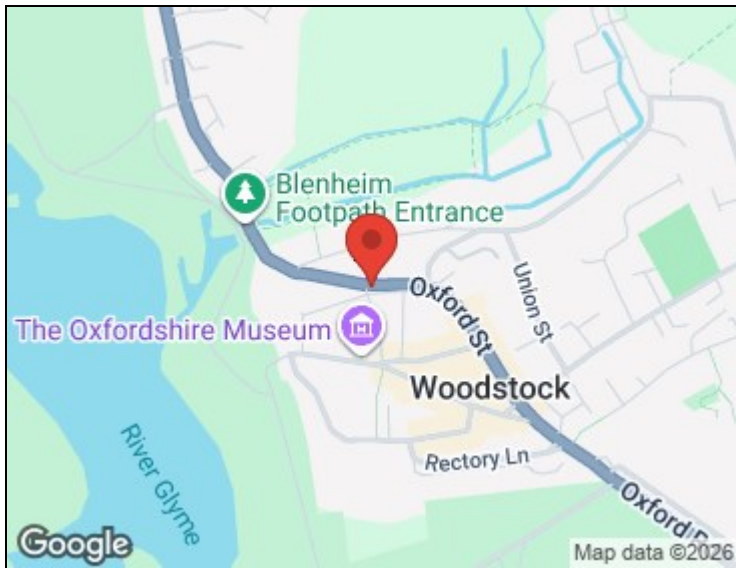
Located within the heart of Woodstock, this delightful Grade II Listed cottage presents an exceptional opportunity for those seeking a character home, weekend retreat, or investment property in a quintessential setting.

Arranged over three floors, the cottage blends period charm with comfortable, well-proportioned living accommodation. A welcoming open plan kitchen/breakfast/sitting room occupies the ground floor, providing the ideal space for entertaining. The first floor is home to a bright and versatile double bedroom and family bathroom. The impressive master bedroom with ensuite shower room unfolds over the second floor, creating a peaceful retreat beneath striking exposed A-frame beams.

Externally, there is a small low maintenance garden to the front. The property is also eligible for two residents parking permits. Offered with no onward chain.



' CHARMING PERIOD COTTAGE ARRANGED OVER THREE FLOORS LOCATED IN AN ELEVATED POSITION CLOSE TO THE CENTRE OF WOODSTOCK '



CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Local Authority: West Oxfordshire District Council

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.

