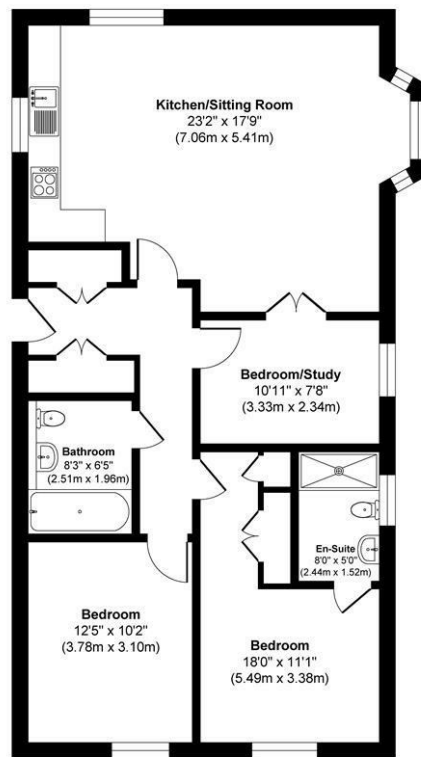




8, ROSE DRIVE, WOODSTOCK, OX20 1GN

FLOWERS
ESTATE AGENTS

8 Rose Drive, Woodstock OX20 1GN
Approximate Gross Internal Area 90.77 sq.m / 977 sq.ft



Floor Plan
Approximate Floor Area
977 sq.ft
(90.77 sq.m)

Illustration for identification purpose only, measurements are approximate, not to scale.





8, Rose Drive, Woodstock, OX20 1GN

Leasehold

- Three-bedroom first floor apartment
- Constructed in 2023 by Pye Homes on behalf of Blenheim Estate
- Leasehold with 122 years remaining
- Open plan kitchen/living area
- Principal bedroom with en-suite and built in wardrobes
- Fully integrated kitchen
- Highly desirable location close to Blenheim Palace
- Beautifully presented in a palette of neutral tones
- One allocated parking space and visitor parking
- EPC grade B

Constructed in 2023, this exceptional three-bedroom first floor apartment sits at the heart of Park View, Blenheim's award-winning development located in the vibrant market town of Woodstock. Mindful planning and building, selecting material and designs to complement the local vernacular, and preserving habitats are just a few elements that have been considered during the design process, setting Park View apart from other developments.

Beautifully proportioned and finished to an exacting standard, the apartment offers contemporary living with a timeless aesthetic. At the heart of the property is the light-filled open-plan integrated kitchen/living area with large bay window. Double doors lead to the versatile third bedroom which is equally suited as a stylish home office or additional reception space, allowing for the floorplan to be adapted effortlessly to suit individual lifestyles.

The principal bedroom is complemented by a beautifully appointed en-suite as well as ample built in storage. The second double bedroom is serviced by the main bathroom.

Light filled interiors, elegant details and a considered layout creates a home that is sophisticated yet practical in one of Woodstock's most sought-after developments. The property benefits from one allocated parking space along with visitor parking.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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:
Council Tax Band:

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.

