



82, NEW ROAD, WOODSTOCK, OX20 1PD

FLOWERS   
ESTATE AGENTS

**82 New Road**  
Approximate Gross Internal Area = 61.03 sq m / 657 sq ft



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





# 82, New Road, Woodstock, OX20 1PD

Freehold

- Two-bedroom home favourably positioned close to town and schools
- Presented in neutral tones and an opportunity for a buyer to apply their own style
- Versatile ground floor living arrangement
- Private rear garden designed to be easily maintained
- No-through road
- Single en-bloc garage
- Eligible for parking permits
- Offered with no onward chain
- Council Tax Band C | EPC grade C

A well appointed two-bedroom home located on a no-through road within striking distance of the local schooling, shops, pubs and restaurants that Woodstock has to offer.

Set back from the road, the property offers versatile and well proportioned ground floor living accommodation. To the front of the plan is the main lounging area where a large window draws in a wonderful flow of natural light to illuminate the neutral interiors. The kitchen/breakfast area seamlessly connects and offers the ideal layout for entertaining. The first floor is home to two well proportioned bedrooms and main family bathroom.

Externally, the property benefits from an easily maintained and private rear garden with gated rear access and a single en-bloc garage.





## 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>89</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

**Council Tax Band:** C

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