



11, SHIPTON ROAD, WOODSTOCK, OX20 1LW

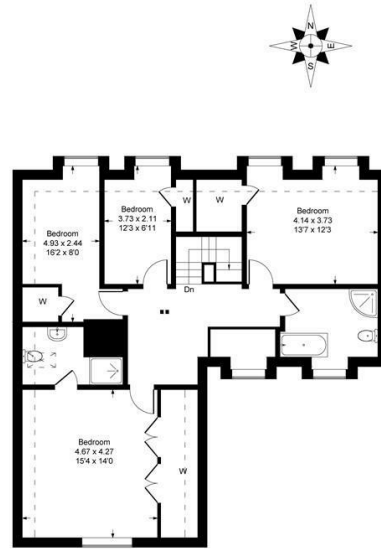
FLOWERS 
ESTATE AGENTS

Shipton Road

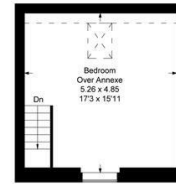
Approximate Gross Internal Area = 287.72 sq m / 3097 sq ft



Ground Floor



First Floor



First Floor



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





11, Shipton Road, Woodstock, OX20 1LW

Freehold

- Individually built detached family home
- Substantial accommodation with excellent internal flow
- Stunning extended kitchen with garden access
- Flexible self-contained annex with independent use
- Generous reception rooms ideal for entertaining
- Spacious bedrooms arranged around central landing
- Mature, private gardens ideal for family living
- Large driveway providing ample parking and turning
- Council Tax Rating G
- EPC Rating C

This impressive and individually built detached family home occupies a generous and private plot in one of Woodstock's most favoured residential addresses. Notably, the property immediately conveys a sense of quality, substance and understated elegance. Additionally, the house has been significantly improved and extended in the past few years with particular reference to the ground floor layout. A series of generously proportioned reception rooms offer both flexibility and separation between living areas.

At the heart of the home, an outstanding open-plan dining kitchen affords a superb lifestyle space. Flooded with natural light, this room forms a natural hub for everyday living and entertaining. Bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces.

At first floor level, well-balanced bedrooms are set around a large central landing. The principal bedroom is particularly well proportioned, while the remaining bedrooms are all a good size and served by a well-appointed bathroom and en-suite shower room.

A particularly valuable feature of the property is the self-contained annex. This is seamlessly integrated into the main house and offers independent accommodation for a dependent relative (or guests) while remaining closely connected to the principal accommodation.

Externally, the house stands within sizeable and well-established gardens, with the rear garden offering a high degree of privacy and seclusion. Predominantly laid to lawn and well screened by mature planting, it provides an ideal setting for children's recreation, entertaining and outdoor dining.



' A TASTEFULLY DESIGNED FIVE BEDROOM DETACHED FAMILY HOME WITH LARGE GARDENS LOCATED IN THE HEART OF THE HISTORIC TOWN OF WOODSTOCK '



CONTACT

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 83 |
| (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 | |

Local Authority: West Oxfordshire District Council
Council Tax Band: G

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.

