



4 Shipton Road, Woodstock, OX20 1LL

Guide Price £675,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A lovely four bedroom detached home with southerly facing garden, garage and driveway parking, situated within easy reach of Woodstock town centre.

Accommodation comprises entrance hall, kitchen/dining room, utility, living room with French doors opening on to the rear garden. On the first floor there are three bedrooms and family bathroom with separate shower. On the second floor there is a double bedroom with ensuite.

Driveway parking to front leading to garage with power and light. Gardens to side and a southerly facing rear garden.

The property is ideally located for easy access to schools and Woodstock centre.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor with O2, good outdoor and in home with EE, good outdoor and variable in home with Three & Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

EPC Rating: D

Council Tax Band: E





## Key Features

- Detached
- Four bedrooms
- Kitchen/dining
- Living room
- Bathroom
- Ensuite
- Gardens
- Garage with driveway parking
- Close to Schools

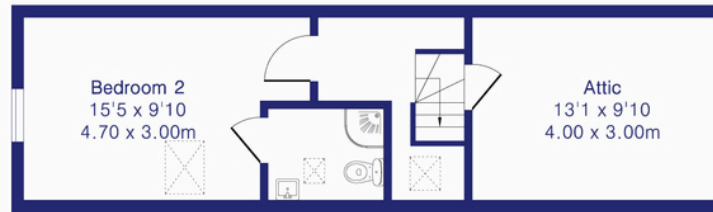
## The Location

Woodstock – associated with Blenheim Palace (The ancestral home of the Dukes of Marlborough). There are a selection of fine hotels and restaurants. Other facilities include shops, banks, post office and library. A bus service operates to Oxford and a new bus service is now in operation via Kidlington to Oxford Parkway Railway Station providing a main line link to London Marylebone. Other nearby train stations are only a short distance away at Long Hanborough & Charlbury with the M40 (j.9) approximately 9 miles.



**Approximate Gross Internal Area 1609 sq ft - 150 sq m  
(Including Garage)**

Ground Floor Area 654 sq ft – 61 sq m  
First Floor Area 588 sq ft – 55 sq m  
Second Floor Area 367 sq ft – 34 sq m



Second Floor



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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