



23 Green Lane, Woodstock, OX20 1JZ

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom detached bungalow situated in this popular location with mature gardens and driveway parking.

Accommodation comprises entrance hall, living room, a refitted kitchen/dining room with doors opening to the rear garden, three bedrooms and a shower room.

A well maintained garden to front mainly laid to lawn with path to front door. Driveway parking leading to a garage. Rear enjoys a good sized patio area while the remaining garden mainly laid to lawn with mature borders. Gated side access.

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: E

Council Tax Band: E





Key Features

- Detached
- Bungalow
- Three bedrooms
- Living room
- Kitchen/dining room
- Shower room
- Gardens
- Garage with driveway parking
- Walking distance to Woodstock CE Primary and the Marlborough School

The Location

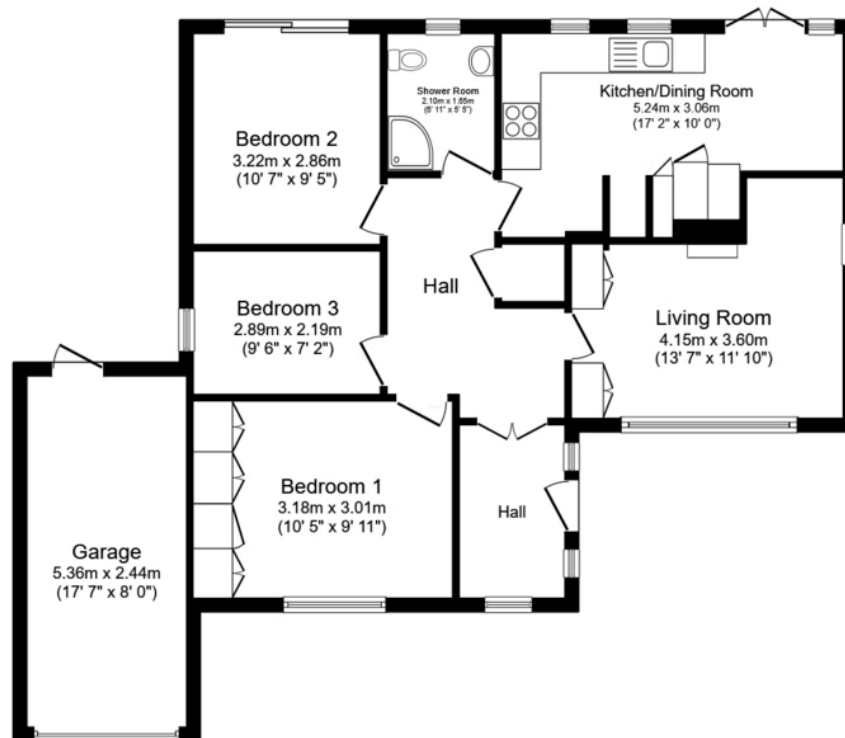
Woodstock – associated with Blenheim Palace (The ancestral home of the Dukes of Marlborough). There are a selection of fine hotels and restaurants. Other facilities include shops, banks, post office and library. A bus service operates to Oxford and a new bus service is now in operation via Kidlington 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor

Floor area 89.46 sq.m. (962 sq.ft.)

Total floor area: 89.46 sq.m. (962 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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