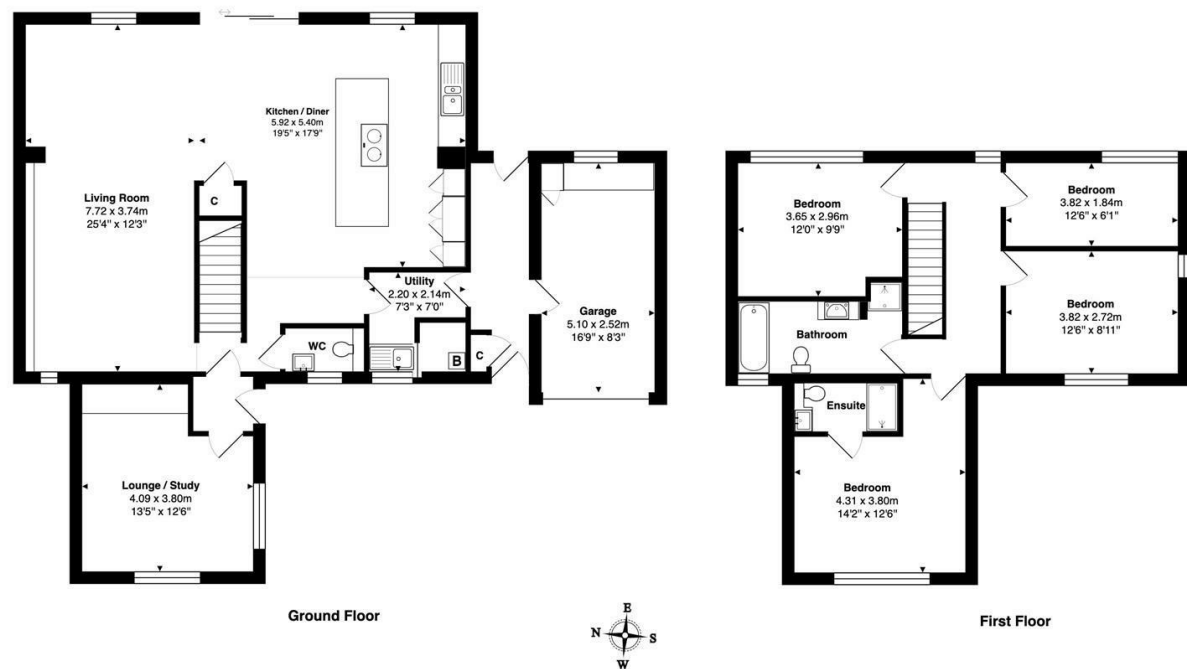




34, CRECY WALK, WOODSTOCK, OX20 1US

FLOWERS 
ESTATE AGENTS



Approx. Gross Internal Area 175.0 m² ... 1884 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk





34, Crecy Walk, Woodstock, OX20 1US

Freehold

- Fully refurbished to an exceptional standard
- Rotpunkt Kitchen
- Four well proportioned bedrooms, one with ensuite
- Garage and utility room
- EPC D
- Large open plan kitchen/living area
- Versatile ground floor snug/study
- Modern family bathroom
- Beautifully designed rear garden
- Council Tax Band E

Situated in the highly desirable Hensington Gate development in Woodstock, this meticulously refurbished four-bedroom home offers sleek and contemporary living with exceptional quality throughout. Fully renovated in 2021 the property has been updated with new electrics and plumbing along with front and rear extensions to create a spacious family home.

The heart of the home is the large-open plan kitchen and living area full of natural light and featuring a high-end Rotpunkt kitchen, designed for both style and functionality. In addition there is a versatile study/snug located on the ground floor which provides the perfect place to work or relax. A separate utility and cloakroom offers additional convenience.

Upstairs, the light and spacious landing serves four well-proportioned bedrooms including a principle bedroom with an en-suite. A stylish family bathroom serves the remaining bedrooms, all finished to an exceptional standard.

Externally the property benefits from a garage and off-street parking. A beautifully designed garden offers a fantastic entertaining space as well as a quite spot to sit back and relax.





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		80
(55-68) D		
(39-54) E	54	
(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.

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: E

TENURE: Freehold

Local Authority: West Oxfordshire

Council Tax Band: E

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.

