



Wolsey Court
Woodstock



bonners & babingtons

Wolsey Court Woodstock OX20 1QP

Offers in Excess Of: £400,000

A well proportioned 2 bedroom property full of charm and character, situated on the outskirts of Woodstock on a small development of barn conversions. The property is uniquely positioned on a large plot with side and rear gardens. Excellent transport links with nearby Long Hanborough and Oxford Parkway train stations.

The property consists of; tiled entrance hallway with two storage cupboards, allowing plenty of space for coats and shoes. and a downstairs cloakroom. The dual aspect reception room is bright and cosy, with wood burning stove, stripped pine flooring, exposed stone walls and French doors leading to the spacious modern conservatory which is currently used as a dining room and has French doors opening onto the pretty garden.

The modern and well equipped kitchen can be accessed via the hallway or the reception room, with space for a dishwasher and washing machine, has a gas hob and cooker, built in spice rack, ample storage units and overlooks the garden.

Upstairs there are two double bedrooms overlooking the garden and countryside views beyond. One bedroom boasts built in wardrobes and the other with space for the same. There is also a walk in storage cupboard in the hallway, and a bathroom with bath and overhead shower and velux window.

Outside

The beautiful sunny garden, perfect for the avid gardener or just for the sun worshipper, is to the rear and side of the property which is Laid mainly to lawn with raised vegetable beds, Cherry blossom, mature shrubs and plants, a decked seating area and a home office with power, lights and internet. There is also rear access to the garden.

There are two reserved parking spaces with ample visitor spaces.





Other notable features include; Gas central heating, double glazing, modern combi boiler and super fast broadband. The property is on a shared sewage system.

Location

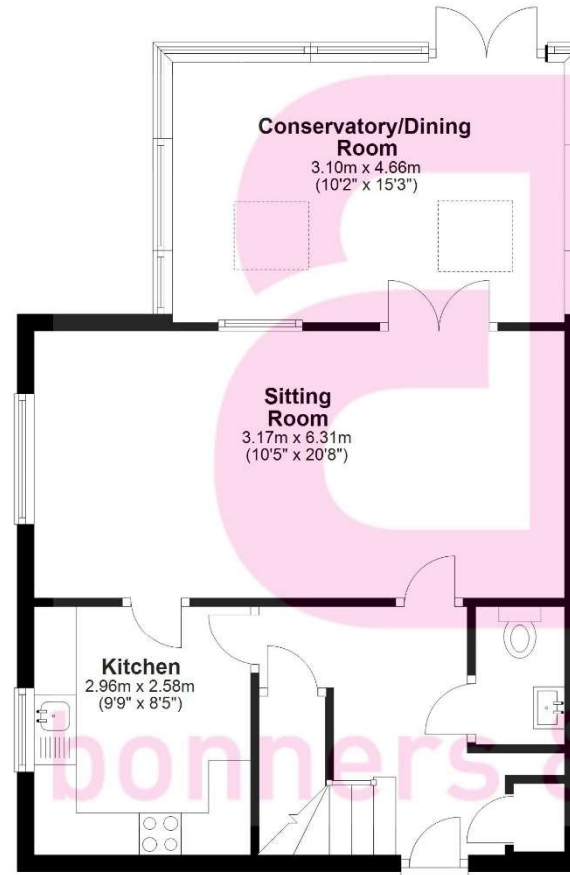
Woodstock is a thriving market town located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has an active community with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities and good access to the well-known Oxford schools including St. Edwards, The Dragon, Headington Girls. Woodstock is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon. There are a variety of commuter options for Oxford and London including regular buses to Oxford Parkway station providing trains to London Marylebone.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-101) A		
(81-91) B		
(69-80) C		
(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		

Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 sq. feet)

NOT INCLUDING OUTBUILDINGS OR GARAGE This floorplan is not to scale, it is to be used for guidance and illustrative purposes only.
Accuracy is not guaranteed.
Plan produced using PlanUp.

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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