

William | Jon



Manor Road
Woodstock
Guide price £325,000

2 1 1 D

Manor Road

Woodstock OX20 1XS

A charming 3 storey terraced Cottage built in the late 1870s. It comes with two allocated parking spaces adjacent to the property with a fully enclosed private garden accessed via the neighbouring courtyard, abutting the parking area, for sole private use only.

This Manor Road cottage is situated along the historic Blenheim Palace wall and in our opinion is warm, cosy and full of characterful features. It offers a modernised galley kitchen with utility options/store area, leading to the enclosed, detached garden which is accessed across the neighbouring cottage's courtyard. There are 2 double bedrooms, the top floor having a large skylight overlooking Blenheim Estate. The cottage has Gas Central Heating with newly fitted boiler (2022 November), gas hob and built in oven. New windows fitted in August 2020 with the bathroom modernised in February 2021. Planning permission was granted (now expired) for a single storey extension to the rear and plans can be viewed at West Oxford DC application number 14/0774/P/LB.

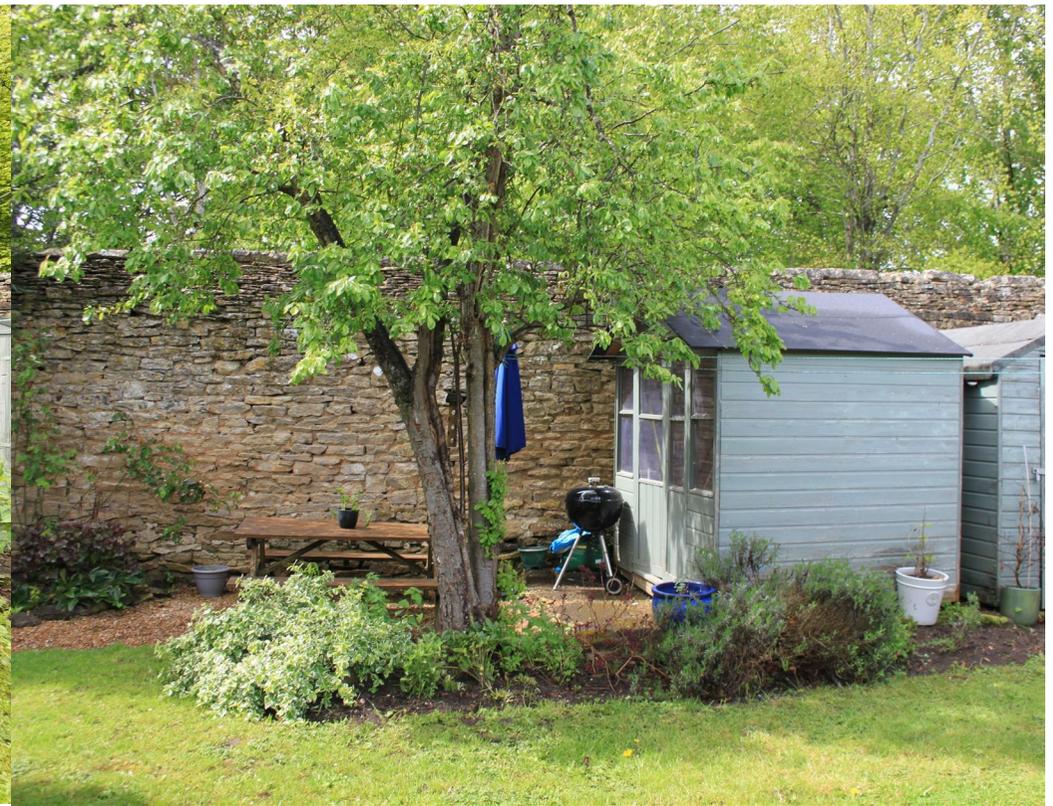
The property offers a rare opportunity for first time buyers, professional couples or young families to purchase in the historic Town of Woodstock.

Woodstock offers plenty of social attractions, with places to eat and drink. Both Woodstock CE primary and Marlborough schools are highly thought of. The Town Hall is within a 10/12 minute walk from the cottage and of course Blenheim Palace walks and

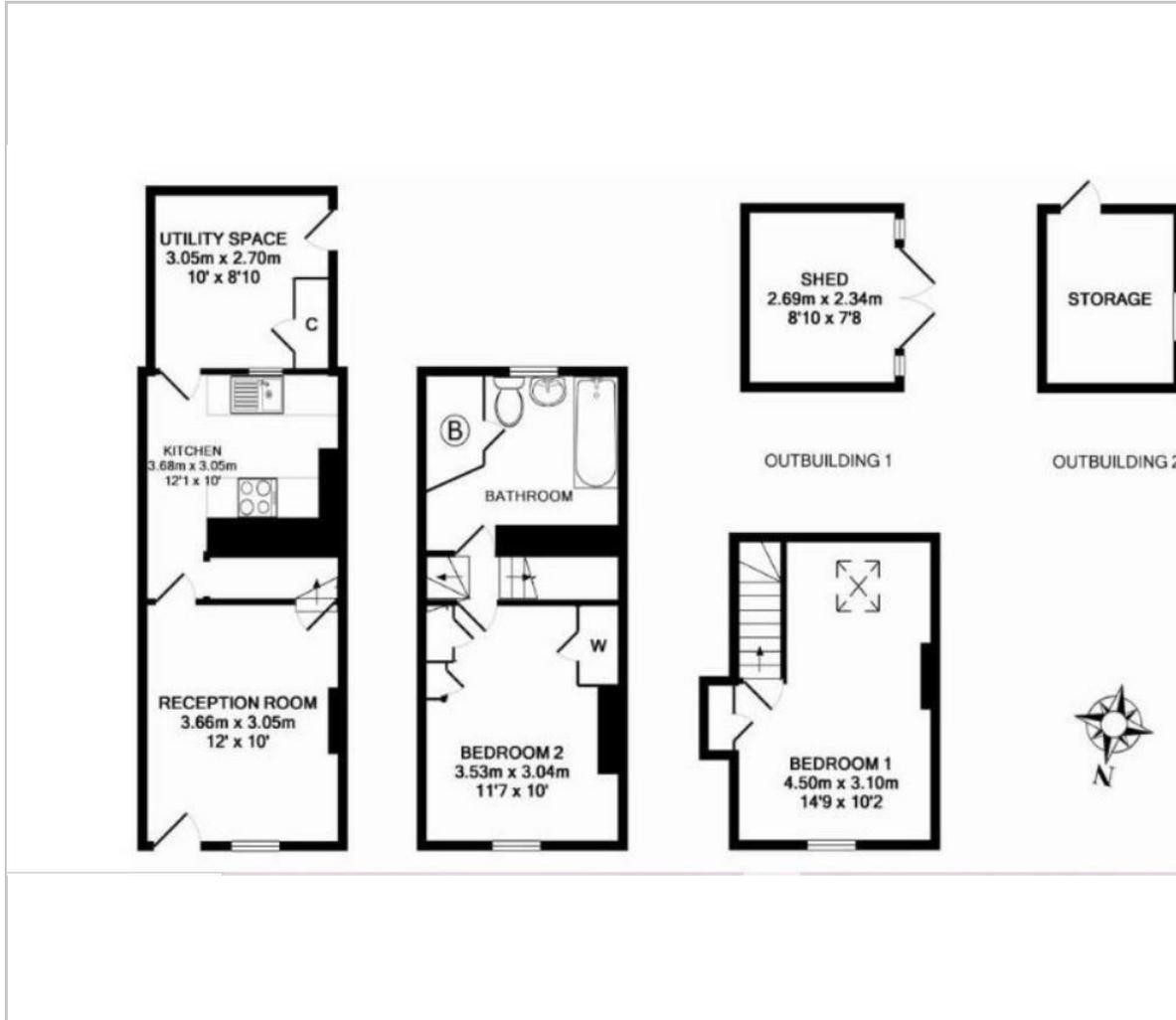




gardens are an extension of your home.
The conveniently placed bus stops see the S3 Bus run every half hour from Oxford to Charlbury and Chipping Norton.



Floor Plan



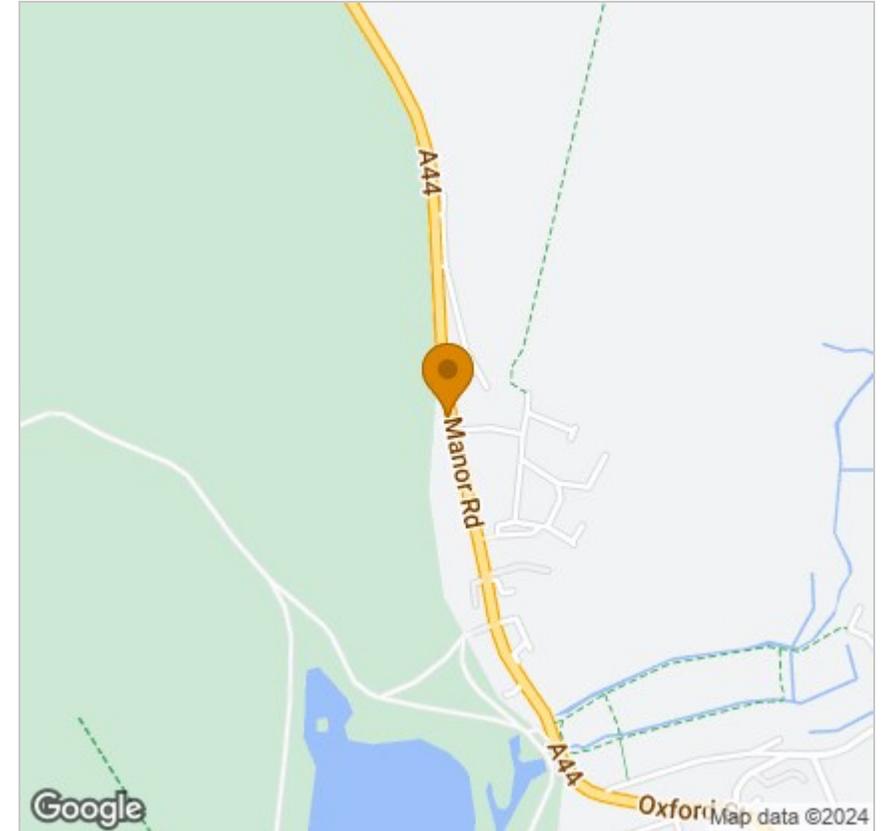
Viewing

Please contact our Lettings Office on 01993 812 666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 High Street, Woodstock, Oxon, OX20 1TG
Tel: 01993 812 666 Email: woodstock@wjgestates.co.uk

Area Map



Energy Efficiency Graph

