

An aerial photograph of a large, modern house with a red-tiled roof and a large garden. The house has a prominent red-tiled roof with several skylights. The garden is well-maintained with a large lawn, a paved patio area, and a large blue canopy. The house is surrounded by lush green trees and a clear blue sky. In the background, there are fields and a line of trees.

Woodstock Oxfordshire

Mark David
ESTATE AGENTS



WOODSTOCK

OXFORDSHIRE

An individual and unique six/seven bedroom detached residence set in a just over half (0.691) of an acre on the outskirts of the historic town of Woodstock and within easy travelling distance of Oxford

Brief Accommodation

Entrance Hall, Cloakroom, Open Plan Sitting Room/Dining Room/Lounge Area, Kitchen/Breakfast Room, Master Bedroom with En-Suite, Three Further Bedrooms, Snug/Fourth Bedroom, Family Bathroom

Annexe Accommodation

Entrance Hall, Spacious Open Plan Kitchen/Dining Room/Sitting Room, Utility Room, Master Bedroom With Dressing Room And En-Suite, Guest Bedroom With En-Suite

Outside

Gravel Driveway, Generous Garden Private And Not Overlooked Laid To Lawn, Vegestable Garden, Summer House, Workshop Large Garden Shed, Backing Onto Open Fields

In all about 3,974 sq.ft./ 369 sq.m.

Guide Price: £1,675,000





MAIN HOUSE

Entrance Porch: Tiled floor, Door to

Entrance Hall: Oak solid wooden floor, access to loft space

Cloakroom: Comprising of low level W.C., hand wash basin, part tiled walls, tiled floor, built in double cupboard

Open Plan Sitting Room/Dining Room/Lounge area

Raised woodburning fire, vaulted ceiling with exposed timber, solid oak wooden floor, bi fold patio doors overlooking to the garden, 2 Velux windows, double glazed window to side aspect, built in cupboard

Kitchen/Breakfast Room: Fitted with a range of matching wall and base units with Quartz worksurfaces, part tiled walls, integrated range of appliances including electric hob with extractor above, double oven, dishwasher, space for American Fridge/Freezer, vaulted ceiling, 2 double glazed Velux windows, double glazed window to rear aspect, double glazed French doors to the rear garden, Central Island with drawers and cupboards and Quartz worksurface, built in larder cupboard, tiled floor, door to Annex

Master Bedroom: Double glazed window to front aspect, vaulted ceiling

Ensuite Shower Room: Comprising of white suite with walk in double shower cubicle, hand wash basin with vanity unit below, low level W.C., fully tiled walls, tiled floor, lantern light

Snug/Bedroom: Double glazed bay window to side aspect

Bedroom: Double glazed bay window to side and front aspect

Bedroom: Double glazed window to front aspect

Bedroom: Double glazed window to front aspect, solid oak wooden floor

Family Bathroom: Comprising of white suite with Freestanding bath with mixer tap, walk in double shower cubicle, two hand wash basins with vanity unit below, low level W.C., part tiled walls, tiled floor, vaulted ceiling, double glazed window to front aspect

ANNEXE ACCOMODATION

Entrance Hall: Solid Oak floor leading to a

Spacious open plan Kitchen/Dining/Sitting Room: Fitted with a range of matching wall and abase units with Quartz worksurfaces and splashbacks, integrated Electric hob with extractor above, double oven, fridge/freezer and dishwasher, solid oak floor, lantern lights, bi fold doors to rear garden

Utility Room: Fitted with stainless steel sink, range of matching wall and base units, room for washing machine & tumble dryer, tiled floor, double glazed Velux window, space for large American style fridge/freezer

Master Bedroom: Double glazed window wo front aspect

Dressing Room: Range of hanging rails and shelves, access to loft space

En-Suite Bathroom: Comprising of free standing oval bath, separate walk in double shower cubicle, two hand wash basins with vanity unit below, low level W.C., fully tiled walls, tiled floor, double glazed window to front aspect

Guest Bedroom: Double glazed window to front aspect

En-Suite Shower Room: Comprising of white suite with Shower cubicle with handheld shower and rain shower, hand wash basin with vanity unit below, low level W.C., part tiled walls, tiled floor, double glazed window to front aspect

OUTSIDE

The property is set back and approached by a gravel driveway that has the possibility of an in and out entrance. there is side pedestrian access to both sides of the property that leads through to a generous garden that is private and not overlooked there are a variety of seating areas with the majority being laid to lawn and well stocked flower and shrub beds, raised vegetable garden. there is also a summer house, workshop and large garden shed. the property backs on the fields.

SITUATION & AMENITIES

Woodstock is a popular and historic market town located just 5 miles north of Oxford City. The town has an abundance of facilities including Post Office, bank, supermarket, newsagent, cafes, restaurants, galleries and a wide range of individual and independent shops. The Town Hall and Parish Church of St Mary Magdalene are situated in the Market Place which leads to the Town Gate entrance to Blenheim Palace, the home of the Dukes of Marlborough since the early 1700s and the birthplace of Sir Winston Churchill. Blenheim Palace host a calendar of events including concerts, flower shows, sports events, BBC Countryfile live and the SsangYong Blenheim Palace Horse Trials. A regular bus service runs to Oxford City providing a link to further facilities and access to London and further afield from Oxford Train Station and Bus Station. Within the town is the Woodstock Church of England Primary School and Marlborough School. Further comprehensive facilities can be found in Oxford whilst access to the M40 motorway can be gained at Junctions 8 or 9.

DISTANCES

By Road

Oxford c. 5 miles

Witney c. 9 miles

Bicester c. 14 miles

London c. 62 miles

Birmingham c. 77 miles

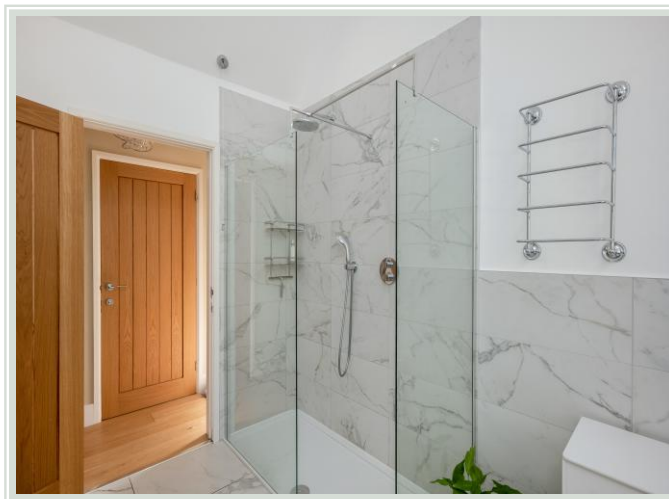
London Oxford Airport c. 2 miles

Soho Farmhouse c. 11 miles

By Rail

Bicester North to Marylebone c. 50 mins

Oxford to London Paddington c. 1 hour





SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

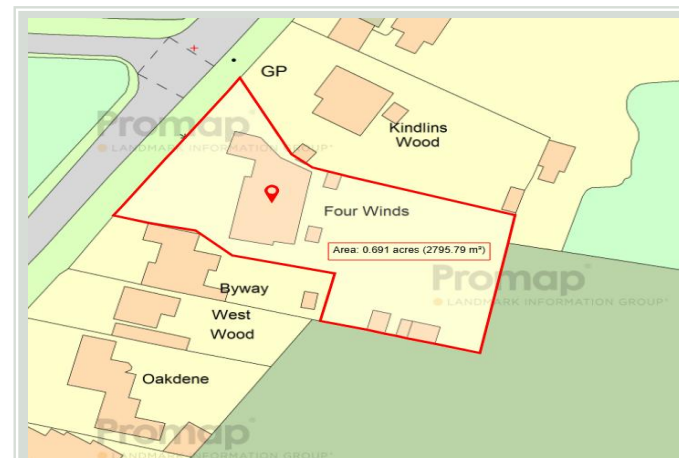
Cherwell District Council
Council Tax Band: G

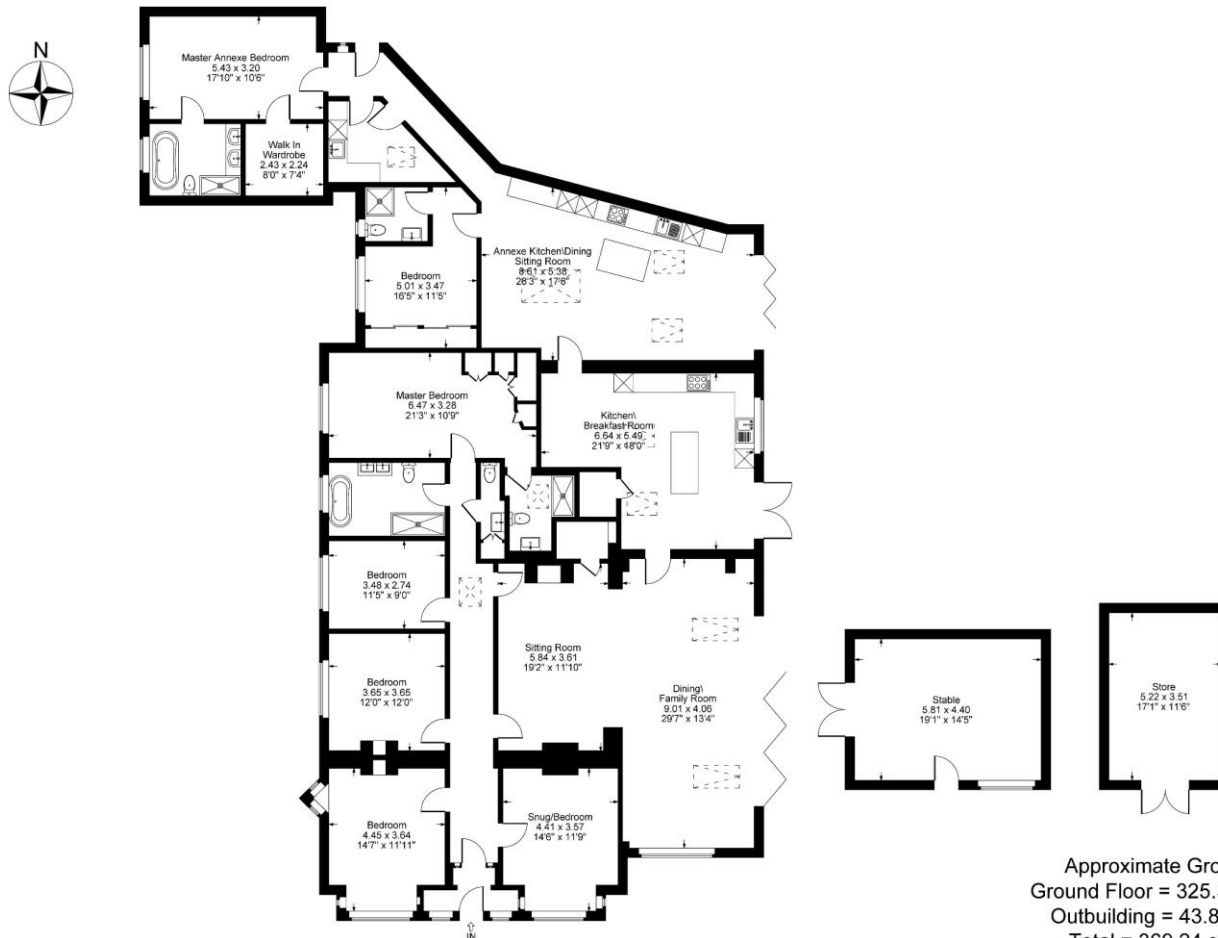
VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington
01869 338898

BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.





Approximate Gross Internal Area
 Ground Floor = 325.37 sq m / 3502 sq ft
 Outbuilding = 43.87 sq m / 472 sq ft
 Total = 369.24 sq m / 3974 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Mark David

ESTATE AGENTS

Market House, Market Place, Deddington,
 Oxfordshire OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise. 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries. 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

M1206



Branches also at: Banbury, Chipping Norton & London

www.mark-david.co.uk
www.mayfairoffice.co.uk

