

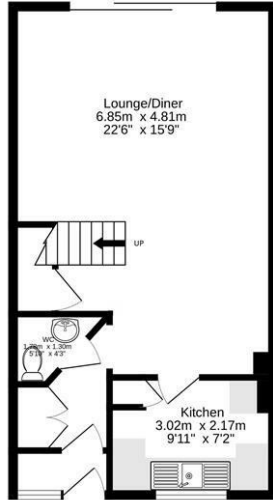
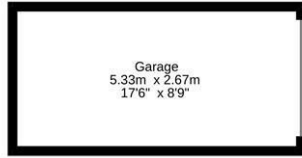


22, PLANE TREE WAY, WOODSTOCK, OX20 1PG

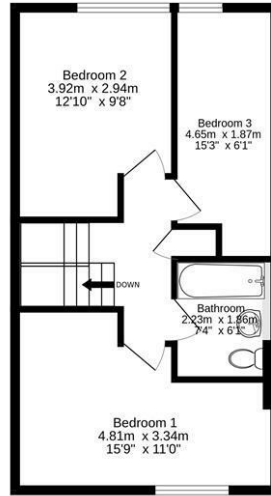
FLOWERS   
ESTATE AGENTS



Ground Floor  
57.4 sq.m. (617 sq.ft.) approx.



1st Floor  
42.6 sq.m. (459 sq.ft.) approx.



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TOTAL FLOOR AREA : 100.0 sq.m. (1076 sq.ft.) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 22, Plane Tree Way, Woodstock, OX20 1PG

## Freehold

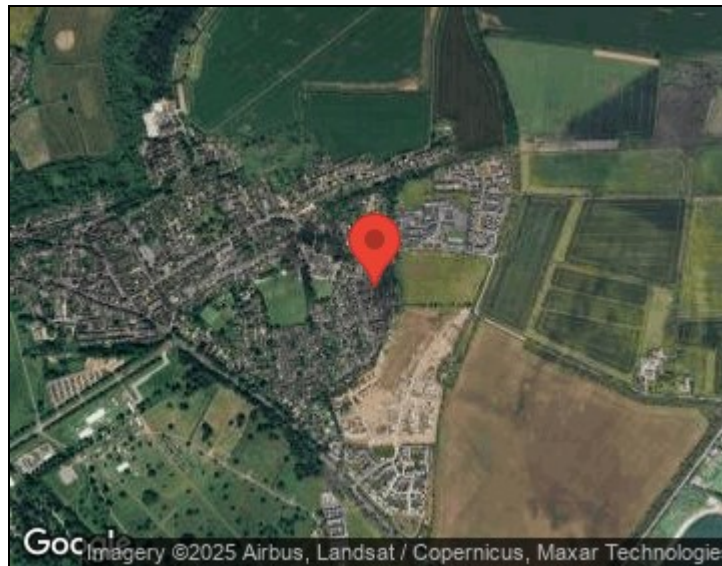
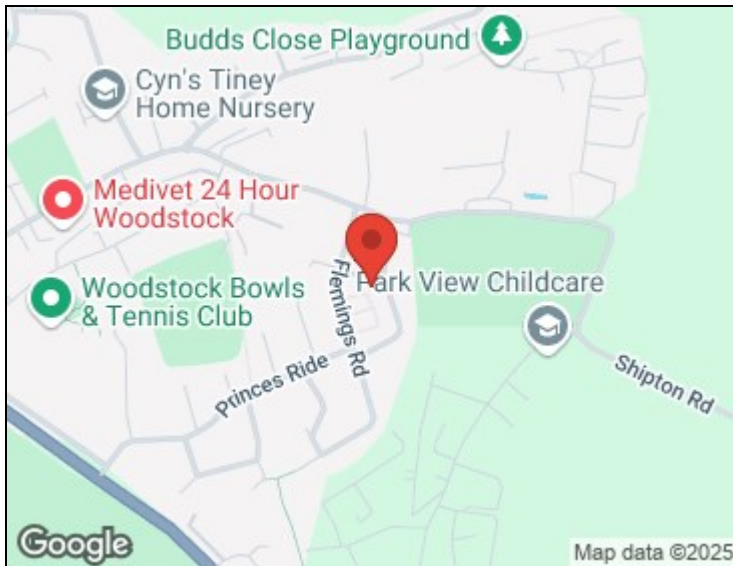
- Three bedroom home
- Large open plan reception/dining room
- Single garage en-bloc
- Within easy reach of Woodstock town centre and schools
- EPC rating D
- Well maintained however would benefit from some modernisation
- Quiet no-through residential location
- Enclosed rear garden
- Council Tax Band C

Conveniently positioned close to schools and Woodstock's amenities, this three-bedroom home is tucked away in a quiet residential area and has potential to re-configure and extend (subject to usual consents).

Approaching 1100 sq. Ft, the property offers free flowing, bright and versatile living accommodation. The ground floor comprises of an entrance hall, a large reception/dining room with direct access to the rear garden, kitchen and handy W.C. Upstairs there are three bedrooms which are serviced by the family bathroom

Externally, there is a single garage, a front garden which is laid to lawn and a fully enclosed rear garden. Offered with no onward chain.





## CONTACT

### Flowers Estate Agents

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: C

TENURE: Freehold

#### 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.

**Local Authority:** WODC

**Council Tax Band:** C

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.

