



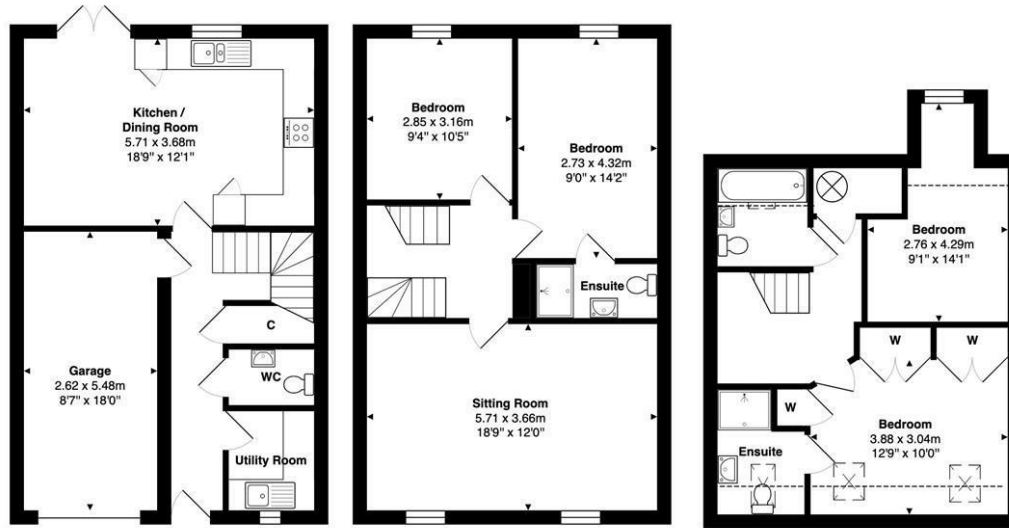
39, RANDOLPH AVENUE, WOODSTOCK, OX20 1FG

FLOWERS 
ESTATE AGENTS



Approximate Gross Internal Area

Total 146.1 m² / 1573 ft²



Ground Floor

First Floor

Second Floor

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 purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

reduced headroom (less than 1.5 m / 5 ft)





39, Randolph Avenue, Woodstock, OX20 1FG

Freehold

- Four bedroom semi-detached
- Desirable location close to townhouse
- Modern kitchen/dining room
- Sitting room
- Well presented throughout
- Garage with driveway parking
- Offered with no onward chain
- EPC grade C
- Council tax band E

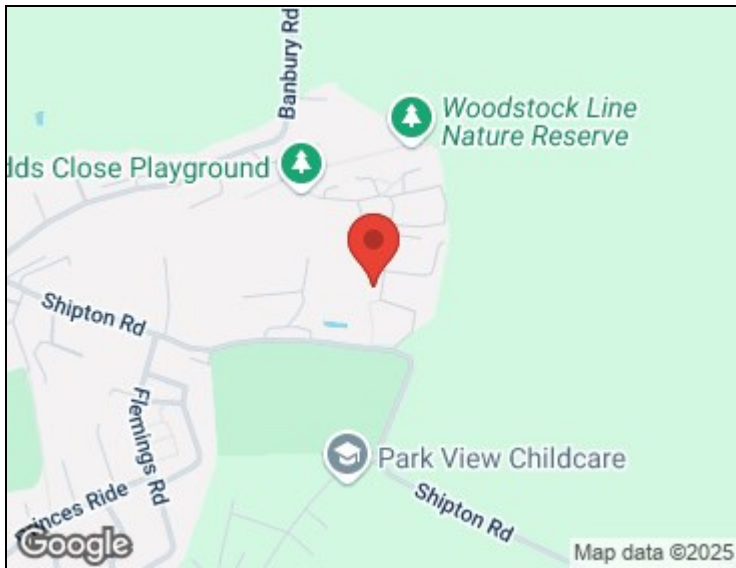
This exemplary four bedroom semi-detached family home occupies a peaceful position close to local schools, the town centre and the plethora of amenities that Woodstock has on offer.

Arranged over three floors, the property offers a series of bright, well proportioned and versatile living spaces. Once inside, the central hallway leads through to the modern open plan kitchen/dining room which occupies the rear of the plan. French doors open to a large west-facing patio, creating a seamless connection between the indoor and outdoor spaces and draw in good quality natural light. The ground floor also benefits from a utility room, W.C., storage cupboard and access to the garage for added convenience.

The first floor is home to the main sitting room, the master bedroom with en-suite shower room and a second double bedroom. Two further double bedrooms, the largest with built in wardrobes and en-suite facilities, and the family bathroom are situated the second floor.

Externally, the fully enclosed rear garden is mainly laid-to-lawn with vibrant borders and a large patio. There is also gated side access, driveway parking and a single garage. Offered with no onward chain.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	78	
(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	

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: 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.

