

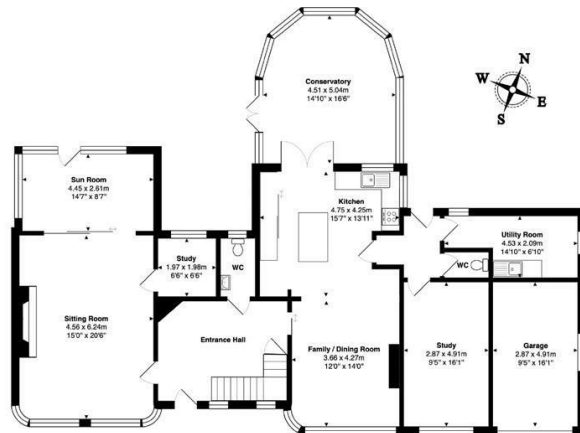


15, CADOGAN PARK, WOODSTOCK, OX20 1UW

FLOWERS 
ESTATE AGENTS

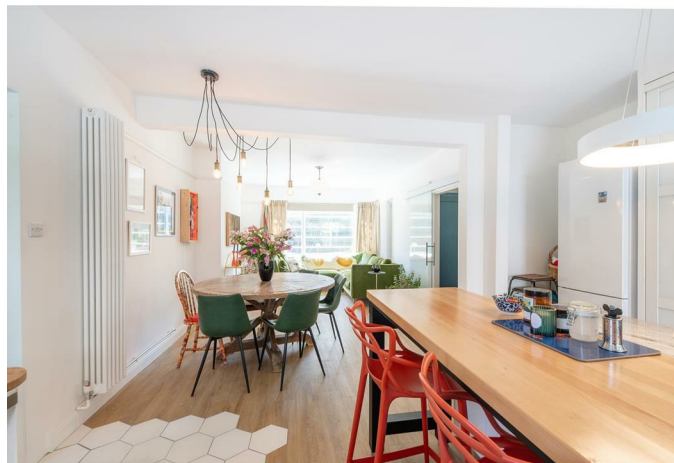


First Floor



Ground Floor

Approx. Gross Internal Area: 297.8 m² ... 3206 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 G3 Property Services, www.g3ps.co.uk





15, Cadogan Park, Woodstock, OX20 1UW

Freehold

- Large wrap around plot of 0.6 acres
- Detached six bedroom family home
- Driveway parking for multiple vehicles
- Offered with no onward chain
- EPC Rating D
- Highly desirable Woodstock location
- Scope to extend and re-configure subject to consents
- Within a short walk of the town centre
- Council Tax Band G

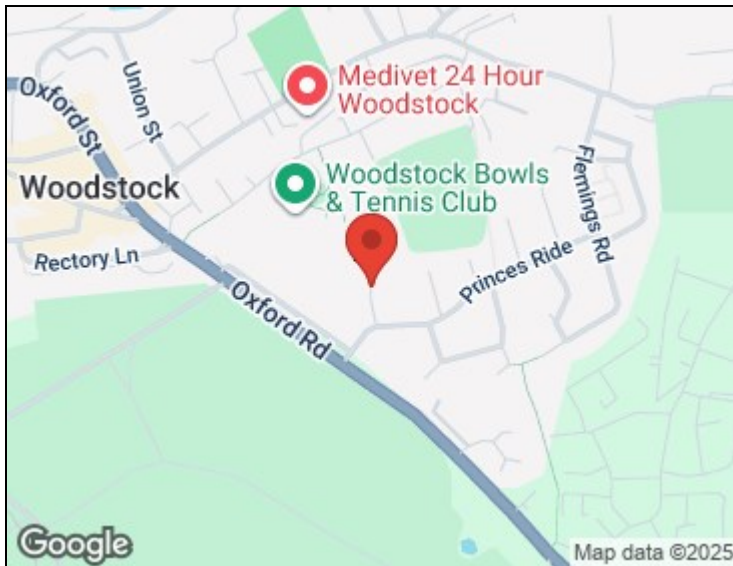
Originally built in the 1930s by the Henman Family on the Dowager Duchess of Marlborough's land, The Grange represents a superlative example of the Art deco movement. Set within a truly magnificent wrap around plot of just over half an acre, the property is characterised by its generous mid-century proportions and stylised lines.

Boasting a commanding position at the head of Cadogan Park, entry is gained via the long private driveway flanked by manicured lawns and mature trees. Once inside the central hallway, the voluminous scale of the property is immediately apparent as the eye follows the galleried staircase upwards towards the double height ceiling above. A set of dynamic living spaces flow through the ground floor and the large windows with elegant, curved ornamentation adorn the playful interiors in natural light. In the property's current configuration, the generous reception room, intimate reading snug and sunroom can be found to the west side of the property and a sleek kitchen/dining room, conservatory, handy laundry room, office and two ground floor cloakrooms are located on the east. The first floor currently offers six double bedrooms and three bathrooms.

Externally, the current owners have thoughtfully re-designed the outside spaces to create a wonderful indoor-outdoor experience. Large expanses of carefully maintained lawns encompass the property and create a haven for local wildlife. Subtle lighting and multiple terraced areas have been carefully created with alfresco dinner parties, evening drinks, and peaceful early morning coffees in mind. Driveway parking is discreet and will accommodate several vehicles.

Whilst the current owners have carried out a number of refurbishments, there remains to the significant scope to expand upon and remodel the accommodation where required. Subject to obtaining relevant consents, the substantial plot offers an array of possibilities and would comfortably carry a much larger property.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Area description

Woodstock is a thriving market town situated eight miles north-west of Oxford on the edge of the Cotswolds. Home to Blenheim Palace and its stunning 554 acre park, it offers an appealing mix of town and countryside and boasts an impressive choice of pubs, cafes, restaurants, shops and hotels. Its comprehensive schools are well respected and Oxford's private schools conveniently accessible. The M40 is within easy reach and Oxford Parkway train station provides a direct service to London Marylebone. There are four buses an hour into Oxford. Residents enjoy a free walking permit for Blenheim Park and there are many beautiful farmland walks, as well as a lido, museum and bowls and tennis club. Soho Farmhouse is approximately 15 minutes' drive away. For more info on Woodstock visit www.wutw.co.uk.

Services

Connected to main services
Freehold

Local Authority: West Oxfordshire District Council

Council Tax Band: G

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