



Wootton
Oxfordshire

Mark David
ESTATE AGENTS

Wootton, Woodstock, Oxfordshire

A thoughtfully extended and much improved family home situated in this lovely village on the periphery of Woodstock with further potential to extend (stpp).

Located at the end of the cul-de-sac with country views over the valley to the front and open fields to the rear. The rear garden, which is the largest on the road, is well tendered and planted and has great space for a family. At the front is a graveled driveway with parking for two vehicles.

Wootton is a large attractive village of narrow streets and stone cottages mainly with stone roofs that are typical of the Cotswolds area. From the bridge over the River Glyme the streets rise steeply up the hill towards the centre of the village.

In the centre of the village is a busy and well stocked village store, which is owned and run by the local community, and nearby is the parish church, St. Mary's. The earliest parts of St. Mary's Church are the nave, north aisle and lower part of the tower, all of which date from the first half of the 13th century. There is also a well-regarded Primary School which is rated Good by Ofsted.

Two miles south is the historic town of Woodstock with an active local business community and makes provision for the everyday needs of visitors and residents alike: Post Office, bank, supermarket, newsagent, cafes, restaurants, galleries and a wide range of shops are all situated in the town centre.



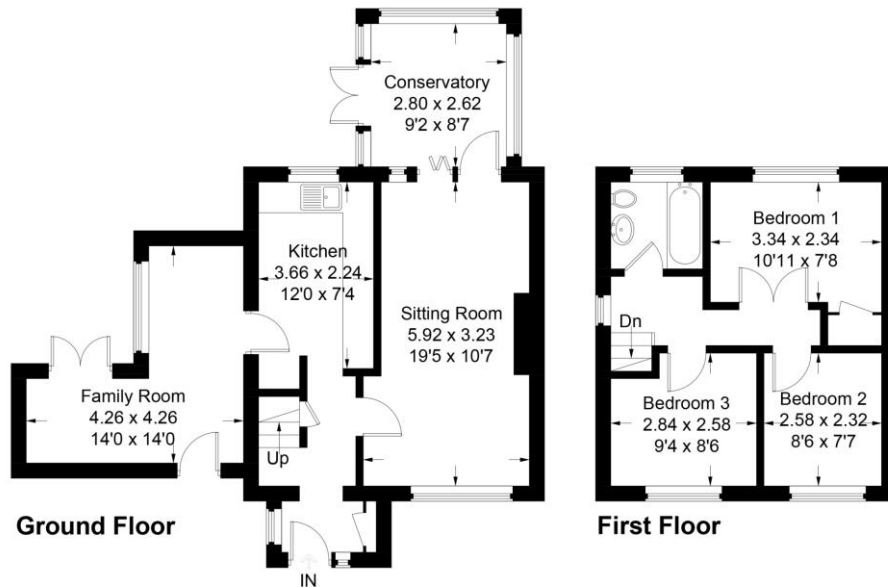


- Three Bedroom Semi-Detached Family Home
- Living Room with Feature Log Burner
- Bi-Folding Doors from Living Room to Conservatory
- Upgraded Kitchen
- Family Room
- Master Bedroom with Fitted Wardrobes
- Two Further Bedrooms
- Family Bathroom
- Spacious and Well Maintained Rear Garden Backing on to Open Fields
- Potential to Extend
- Driveway Parking for Two Vehicles
- Village Location
- Countryside Views

Guide Price: £325,000



Approximate Gross Internal Area
 Ground Floor = 55.9 sq m / 602 sq ft
 First Floor = 31.5 sq m / 339 sq ft
 Total = 87.4 sq m / 941 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Local Authority

West Oxfordshire District Council
 01993 861000

Tenure

Freehold

Distances

Road

Woodstock c. 2 miles
 Charlbury c. 6 miles
 Chipping Norton c. 10 miles
 Witney c. 10 miles
 Oxford c. 13 miles
 Birmingham c. 65 miles
 London c. 70 miles

Rail

Charlbury to London, c. 1 hour
 Oxford to London Paddington, c. 1 hour.

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