

The Property

Peter Clarke

IN ASSOCIATION WITH

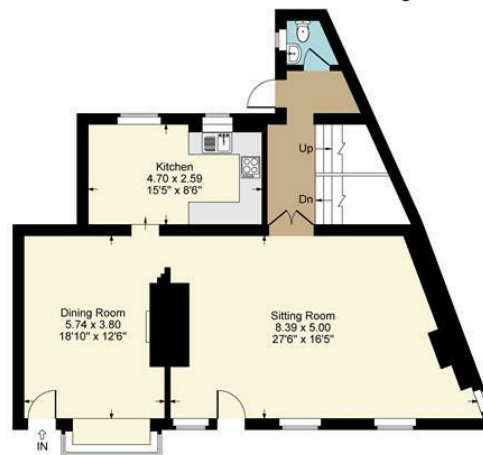
Winkworth



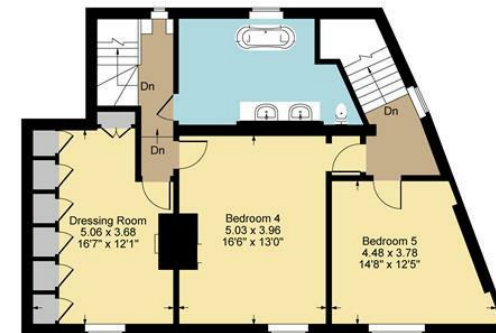
17 Park Street, Woodstock, OX20 1SJ



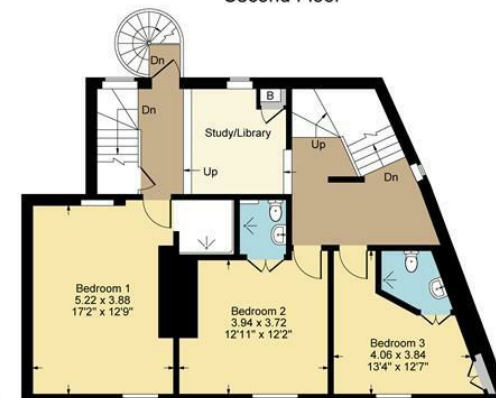
Lower Ground Floor



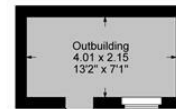
Ground Floor



Second Floor



First Floor



Outbuilding



Denotes restricted head height

Approximate Gross Internal Area
 Lower Ground Floor = 70.13 sq m / 755 sq ft
 Ground Floor = 83.57 sq m / 900 sq ft
 First Floor = 82.65 sq m / 890 sq ft
 Second Floor = 84.00 sq m / 904 sq ft
 Outbuilding = 8.62 sq m / 93 sq ft
 Total Area = 328.97 sq m / 3542 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Georgian Town House Grade II Listed
- End of Terrace Position
- Prime Central Location
- Five/Six Bedrooms, Four Bathrooms
- Stunning Views of Palace, Park and Island
- South Facing Private Courtyard with side access
- Next Door to Blenheim Palace Town Gate
- Residents' Parking Spaces



£1,375,000

A Substantial Grade 11 Listed End-Terrace, Georgian Townhouse with Views Towards Blenheim Palace. Situated in the heart of Historic Woodstock, this impressive Grade 11 listed townhouse offers spacious and versatile accommodation arranged over four floors, together with a private rear Southerly facing courtyard garden. Retaining a wealth of period character and charm, the property provides five bedrooms, and four bathrooms making it an ideal family home or an attractive period residence for those looking to enjoy everything Woodstock has to offer.

ACCOMMODATION

The ground floor comprises high ceilings, a welcoming living room, a separate dining room, and a fitted kitchen to the rear of the house. The lower floor currently houses a studio and utility room with scope to create a kitchen or additional games room, office and utility space. The upper floors offer five bedrooms, together with three bathrooms, providing flexible accommodation for family, guests or home working. The top floor showcases an attractive bathroom suite with a roll-top bath.

To the rear is a private courtyard garden, with views onto the church, offering a secluded outdoor space for entertaining and al fresco dining, with a south/westerly rear aspect. Outdoor storage and gated access onto Rectory Lane.

The property occupies a highly desirable position in the centre of Woodstock, with its historic streets, independent shops, cafes, restaurants and local amenities all within easy reach. The exceptional setting is further enhanced by views towards the magnificent Blenheim palace and its surrounding parkland.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be

checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity and gas are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: Grade II

BROADBAND/MOBILE COVERAGE: Broadband: Superfast Available (Checked on Ofcom Oct26) | Minimum Mobile Coverage: 76% Vodafone (Checked on Ofcom Oct26)

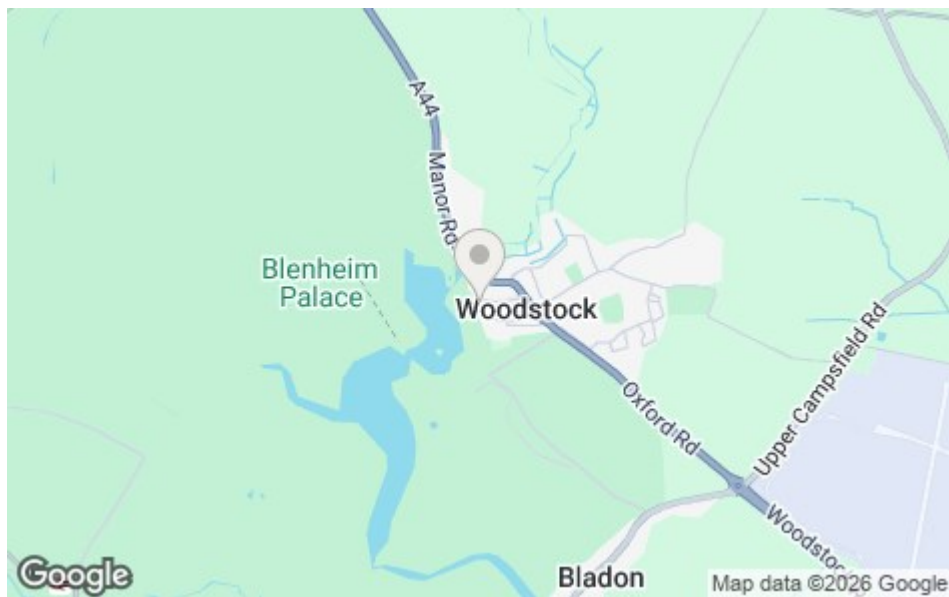
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT
Tel: 01386 770044 | campden@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

AN ASSOCIATE FIRM OF

Winkworth