

CADOGAN PARK  
WOODSTOCK  
OXFORDSHIRE

[BRECKON.CO.UK](http://BRECKON.CO.UK)

# 10 Cadogan Park, Woodstock

Oxfordshire, OX20 1UW

The ground floor comprises an inviting entrance hall with a few storage cupboards, stairs to the first floor and the downstairs cloakroom, this leads through to the main living space, which offers a gas fireplace along with large windows providing plenty of natural light. There is also a secondary living space, currently being utilised as an office. To the rear of the property, there is a large dining area that backs onto a sunroom overlooking the lawned gardens. Adjacent to the dining area is a well-equipped fitted kitchen and utility room that leads to the single garage.

Upstairs are four well-proportioned bedrooms and a large family bathroom. The primary bedroom is located to the rear of the property and boasts a large en-suite bathroom and views over the wonderful gardens. The property also has an adjoined single garage and parking for several vehicles. To the rear of the property is the 80ft enclosed rear garden, which is mainly laid lawn and has two separate patio areas, with plenty of mature trees and shrubs surrounding to offer lots of privacy.

 4

 3

 2



large enclosed rear garden

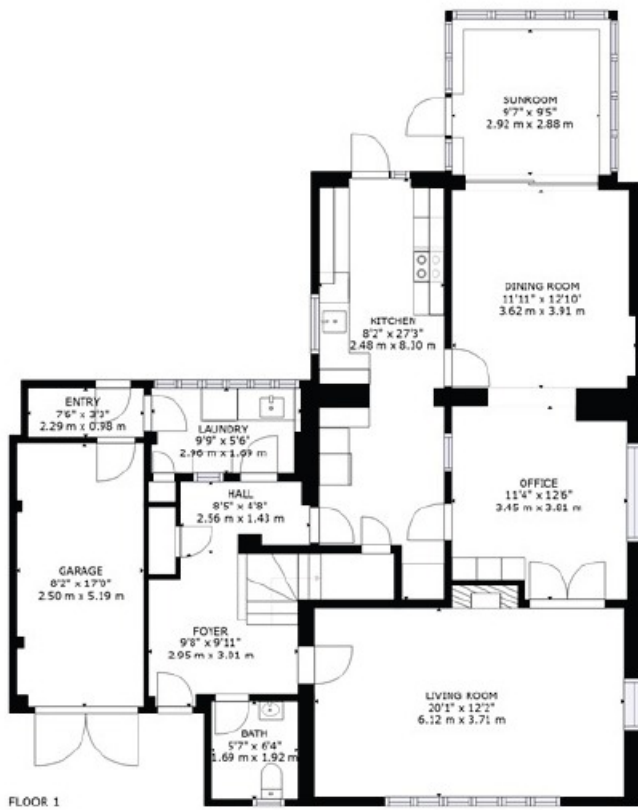
**Guide Price: £1,150,000**



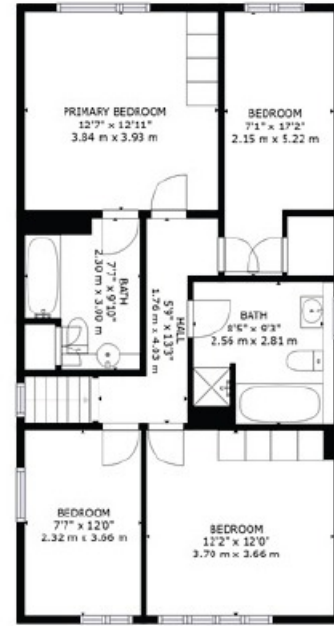








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1202 sq. ft., 112 m<sup>2</sup>, FLOOR 2: 787 sq. ft., 73 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 140 sq. ft. 13 m<sup>2</sup>  
 TOTAL: 1989 sq. ft., 185 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band F - £2,877.81

**Parking**  
 Off-Street Parking  
 maps along with  
 single garage

**Local Authority**  
 West Oxfordshire  
 District Council

EPC  
 PENDING

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



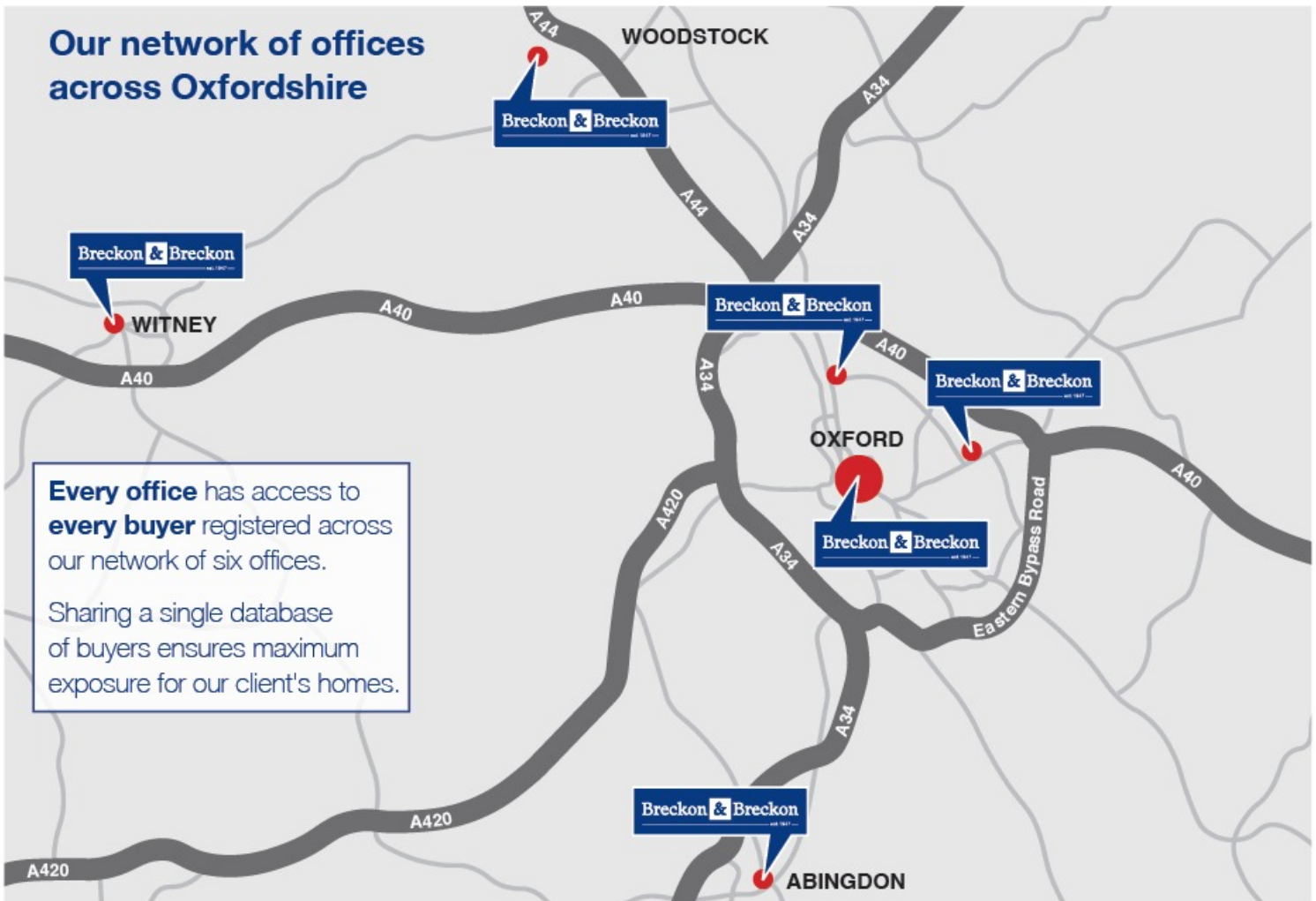
# “Location Description”

*Woodstock is an historic town adjoining one of Britain's finest World Heritage Sites and has shops, hotels and restaurants, cafes and public houses and a vibrant community. There are Churches, a museum, open air swimming pool, and a tennis and bowling club. There is a Pre-School which runs daily for 2-5 year olds which also offers full wrap around for children aged 3-11 years that attend Woodstock Primary School. Attached to the Primary School there is also a Nursery for 3-5 year olds. Regular bus services to Oxford, Chipping Norton and Witney. Rail to Oxford and London from nearby Long Hanborough and Oxford Parkway.*





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### Woodstock Sales

34 High Street  
Woodstock Oxfordshire OX20 1TG

Tel: 01993 811 881 (Sales)  
Tel: 01993 810 100 (Letting)

✉ woodstock@breckon.co.uk



**Martyn Brittain**   **Phoebe Southgate**   **Charlotte Langford**   **Jack Smith**

### Oxford City Centre

Tel: 01865 244735 (sales)  
Tel: 01865 201111 (letting)

### Summertown

Tel: 01865 310300 (sales)

### Headington

Tel: 01865 750200 (sales)  
Tel: 01865 763999 (letting)

### Witney

Tel: 01993 776775 (sales)

### Abingdon on Thames

Tel: 01235 550550 (sales)  
Tel: 01235 554040 (letting)

### Woodstock

Tel: 01993 811881 (sales)  
Tel: 01993 810100 (letting)

### New Homes

Tel: 01865 261222

### Land Team

Tel: 01865 558999

**Breckon & Breckon**

est. 1947

