

GLYME CLOSE  
WOODSTOCK

# 46 Glyme Close

Woodstock, Oxfordshire, OX20 1LB

A rare opportunity to purchase this four-bedroom detached family home with three reception rooms, located in the sought-after town of Woodstock.

Internally the property offers an entrance porch leading into the hallway with downstairs cloakroom and doors to the dual aspect living/dining room with patio doors into the enclosed lawned gardens. There is a fitted kitchen, which leads into the second good-sized reception room backing onto the gardens. To the front, the converted double garage provides a third large reception room/office space/playroom with windows to the front and side.

The first-floor comprises of four bedrooms, three being double rooms and the remaining being a good sized single. The family bathroom services three of the bedrooms, with the master bedroom also benefits from an ensuite and walk in wardrobe, as well as views over the garden.

The rear garden is lawned and surrounded by mature shrubs and climbers, with trees behind all providing a wonderful feeling of seclusion. From the house the two sets of patio doors open onto a paved area with space for seating and a small fish pond. To the front there are a number of off-street parking spaces.



Enclosed Rear  
Garden

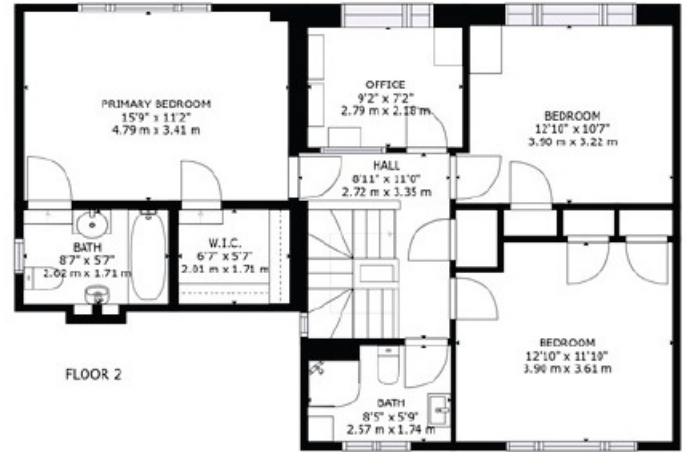
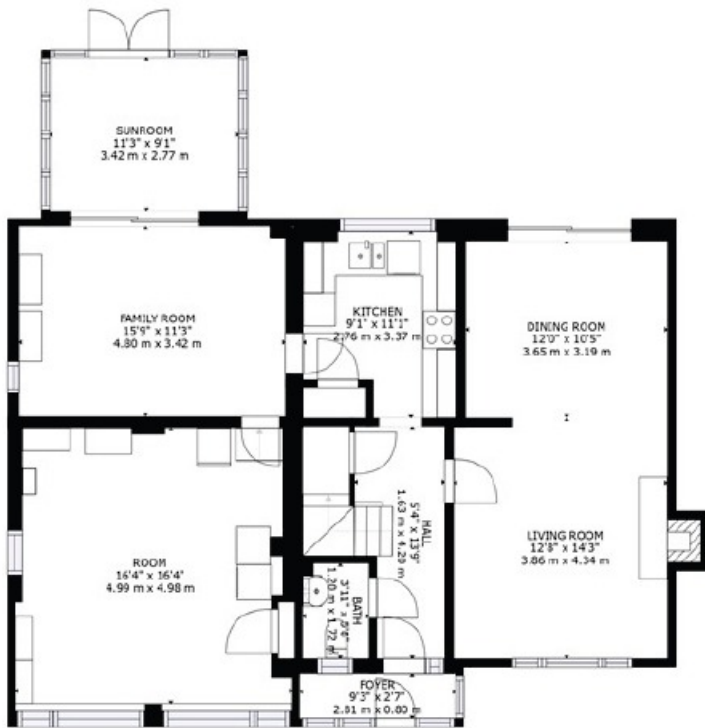
**Guide Price: £725,000**





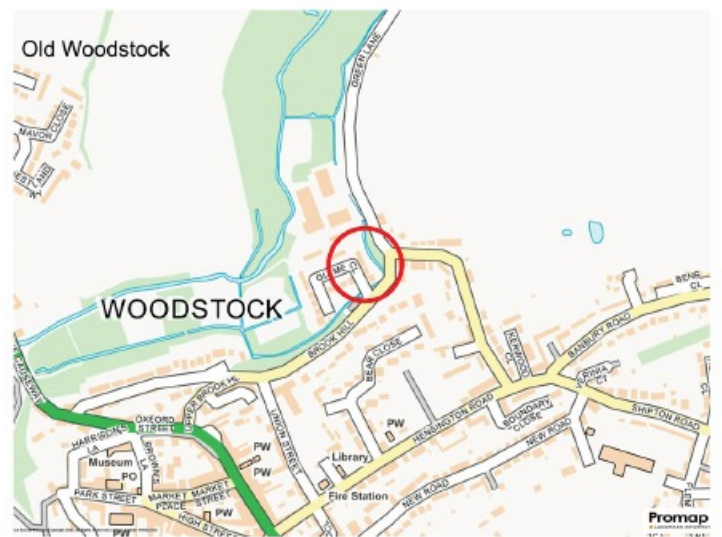






FLOOR 1

**CROSS INTERNAL AREA**  
 FLOOR 1: 1168 sq. ft./109 m<sup>2</sup>, FLOOR 2: 821 sq. ft./76 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

**Local Authority**  
 West Oxfordshire  
 District Council

**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](mailto: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)  
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### 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

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