

UNION STREET  
WOODSTOCK  
OXFORDSHIRE

# 2 Union Street,

Woodstock, OX20 1JF

A charming three-bedroom Grade II listed stone cottage set over three floors, with many original character features and modern fixtures beautifully combined. Conveniently located in the town centre of Woodstock and all that it has to offer. The property has been well maintained with everything finished to a high specification both internally and externally.

The ground floor offers flexibility with a warm and cosy living room with exposed beams and an open fireplace with log burner plus a garden room also with a log burner and oak beams. Both reception rooms are complimented by the recently fitted galley kitchen.

On the first floor, there are two bedrooms and a family bathroom with an additional drying room. The second floor consists of a further double bedroom which benefits from useful eave storage. The property is enclosed by a delightful walled garden and mature hedgerow, flower beds and stone patio area with oak framed pergola and wood store.

**Guide Price: £650,000**

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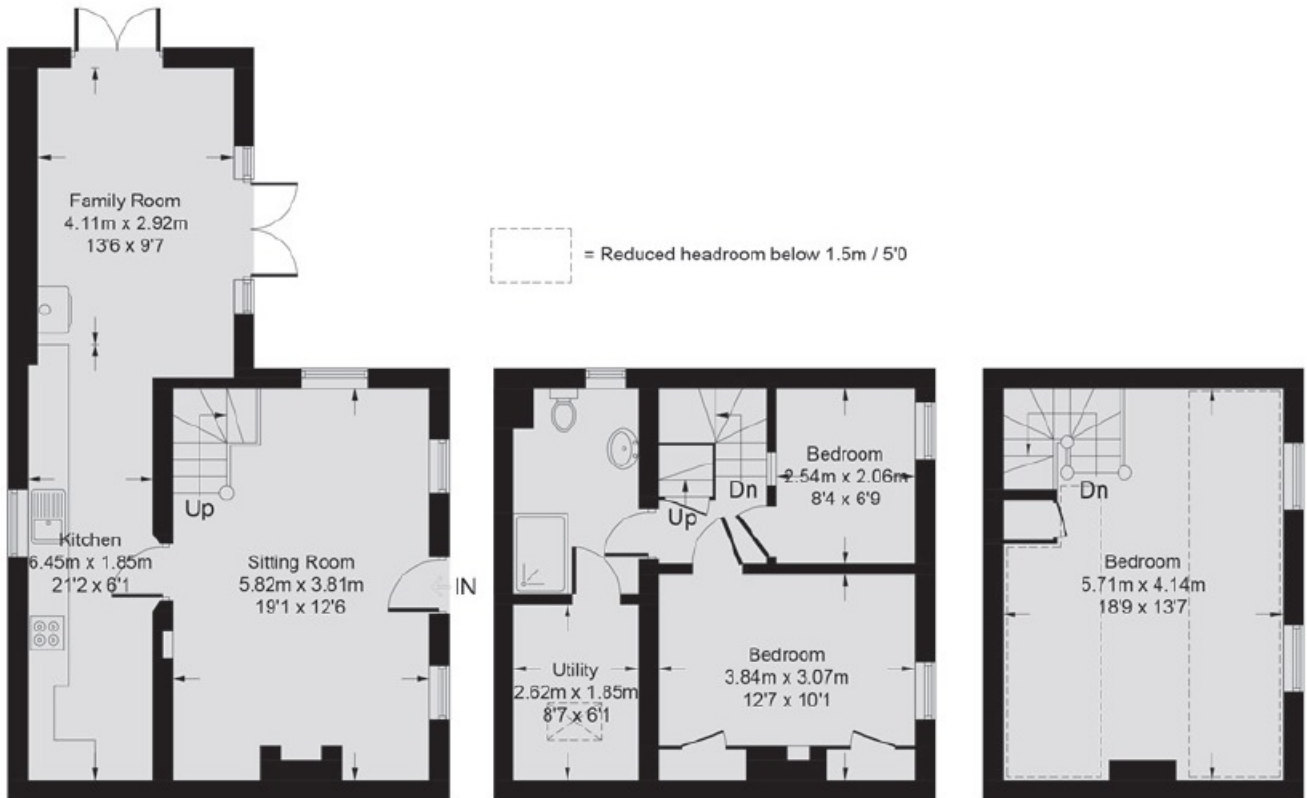


Enclosed  
Garden





Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft



**Ground Floor**

**First Floor**

**Second Floor**



**Council Tax:**  
Band F

**Parking**  
On Street Parking

**Local Authority**  
West Oxfordshire  
District Council

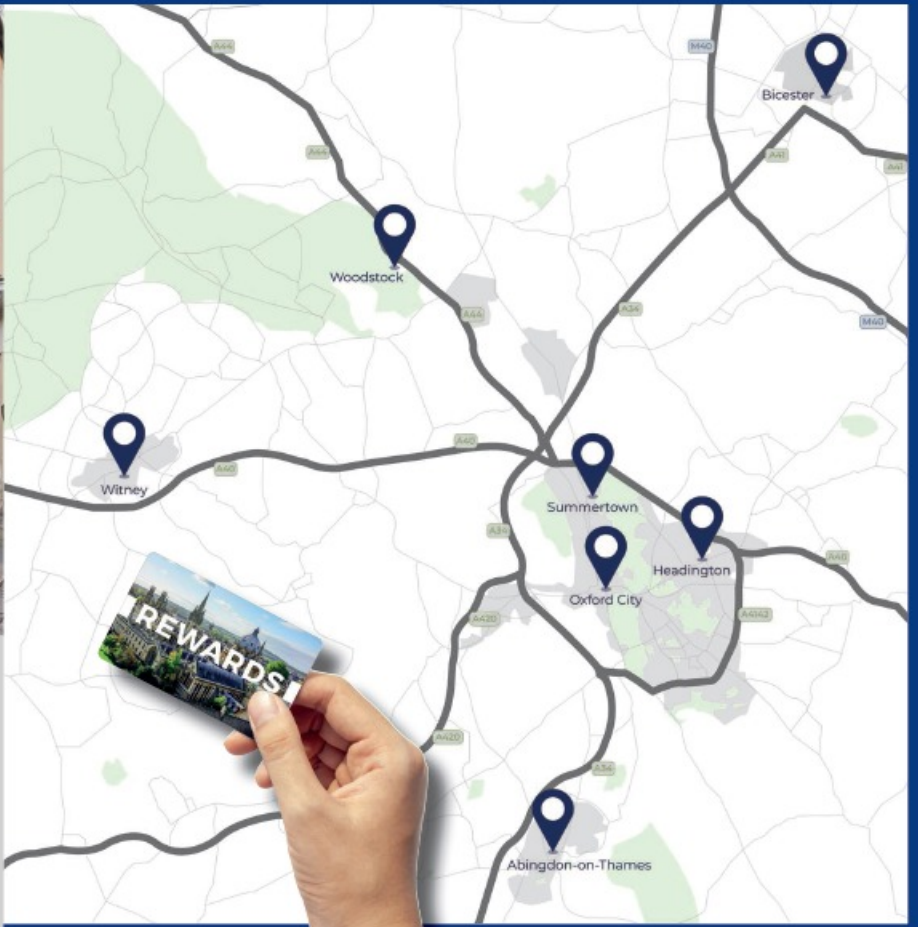


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# “Location Description”

*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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