

VANBRUGH CLOSE  
WOODSTOCK  
OXFORDSHIRE

# 4 Vanbrugh Close

Woodstock, Oxfordshire, OX20 1YB

A much-loved chalet style semi-detached home in the popular area of 'Old Woodstock', just a short walk from the UNESCO Blenheim Palace and grounds.

Offering flexible accommodation over two floors with a generous sitting room leading out to the garden via the light and bright conservatory, fitted kitchen and separate dining room and cloakroom on the ground floor; whilst upstairs are two large double bedrooms and bathroom.

Outside, to the front is off street parking for multiple vehicles and to the rear a mature southwest facing garden with the real benefit of a large studio with power and light which would lend itself well to a variety of uses.

The property offers potential to extend and reconfigure subject to the usual consents.

 3

 3

 1



South-westerly  
facing

**Guide Price: £425,000**

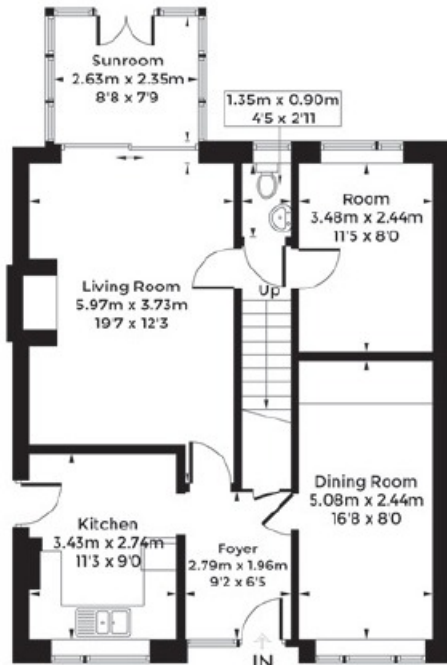




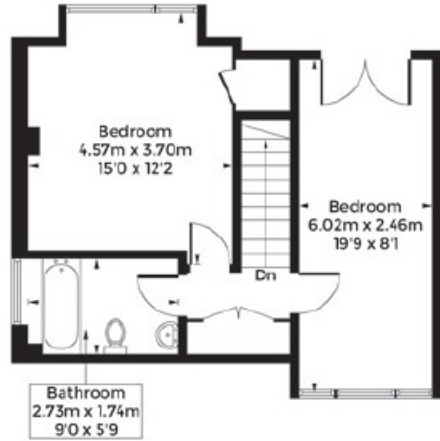




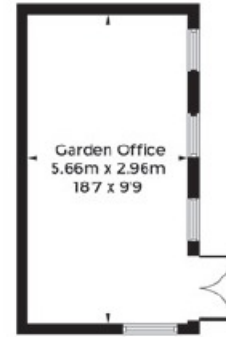
Approximate Gross Internal Area = 114.6 sq m / 1234 sq ft  
 Garden Office = 16.7 sq m / 180 sq ft  
 Total = 131.3 sq m / 1414 sq ft



Floor 1



Floor 2



(Not Shown In Actual Location / Orientation)



**Council Tax:**  
 Band D (2024 was

**Parking**  
 Off street parking for numerous vehicles

**Local Authority**  
 West Oxfordshire District Council

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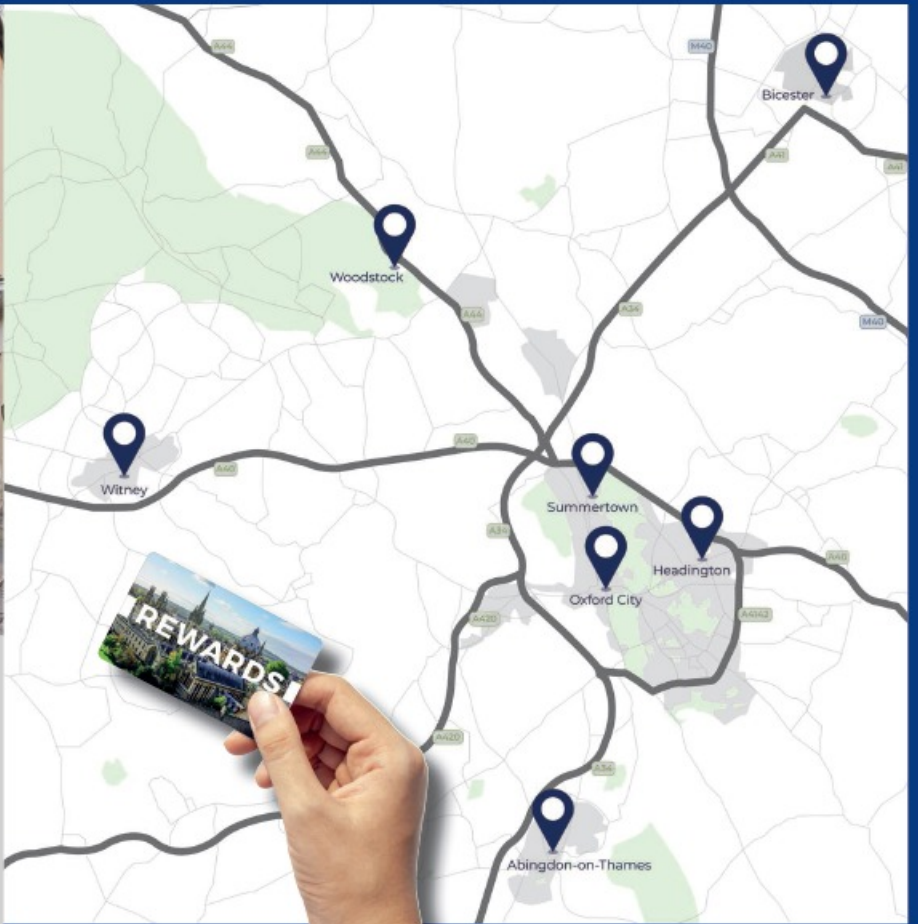


# “Location comment”

*Woodstock is a historic market town adjoining Blenheim Palace, one of Britain's finest World Heritage Sites with shops, hotels, restaurants, cafes, public houses, and a vibrant community with many groups, clubs and societies. There are Churches, a museum, open air swimming pool, and a tennis and bowling club, the 'Excellent' rated Woodstock Primary School, and the highly sort after Marlborough C of E secondary school. Regular bus services to Oxford and local market towns of Charlbury, Chipping Norton, Witney and Burford. Rail to Oxford (C. 10mins), Worcester and London (c. 60mins) from nearby Long Hanborough and Oxford Parkway.*







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**FROM LEFT:**  
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