

MANOR ROAD
WOODSTOCK
OXFORDSHIRE

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Apple Tree Cottage, 55 Manor Road

Woodstock, Oxfordshire, OX20 1XR

Available with no onward chain, a charming Grade II listed mid terrace cottage in a delightful position set away from the road and adjacent to the 'kissing gate', giving pedestrian access to Blenheim Palace Park.

The cottage itself has a wealth of original and character features throughout and has been well maintained following refurbishment by the current owner. The cosy and inviting living space features a log burner and original exposed beams. The fitted kitchen/dining space at the rear of the property has access to the private courtyard.

The dry 'tanked' basement is accessed from the main living space and has potential for a home office, games room or entertainment space. On the first floor you will find two of the three bedrooms, and to the top floor are the principle bedroom and family bathroom, all with exposed beams.

The cottage is also fronted by a charming low maintenance garden and enclosed rear yard.

Guide Price: £500,000

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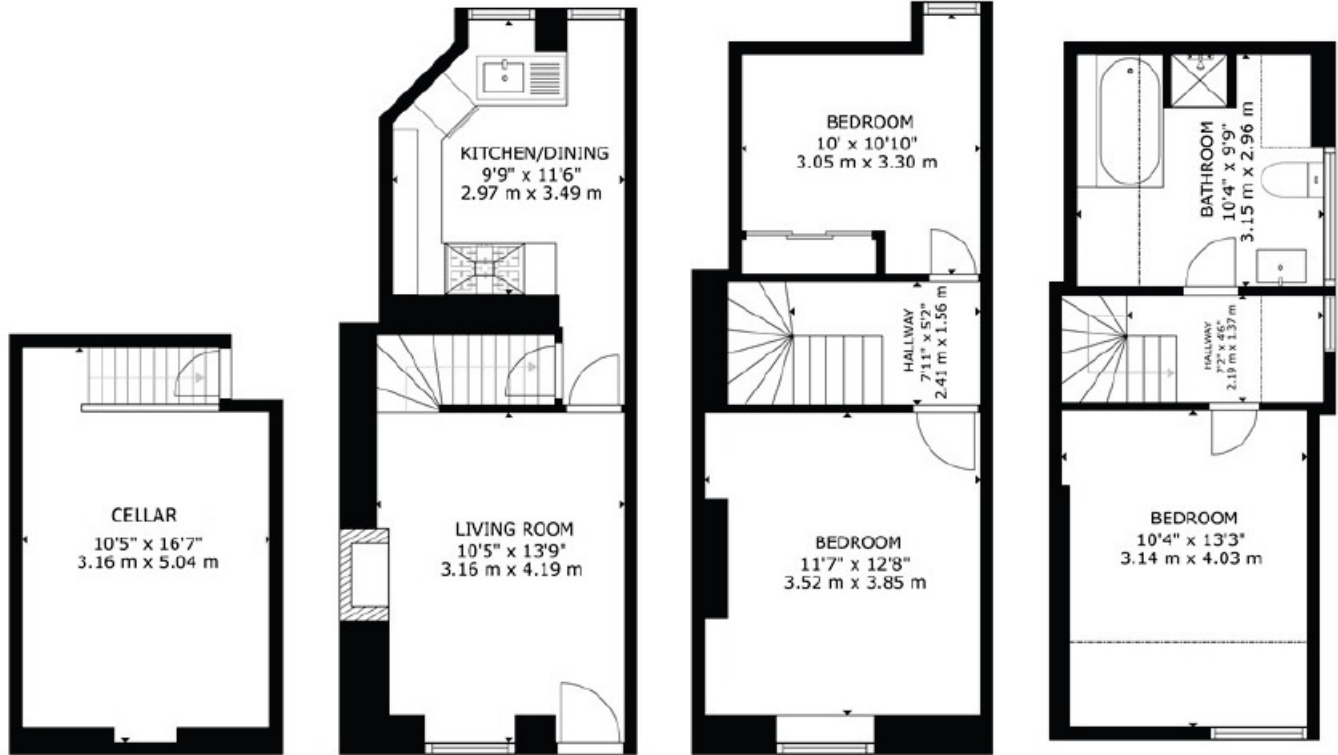
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Front cottage garden and rear courtyard







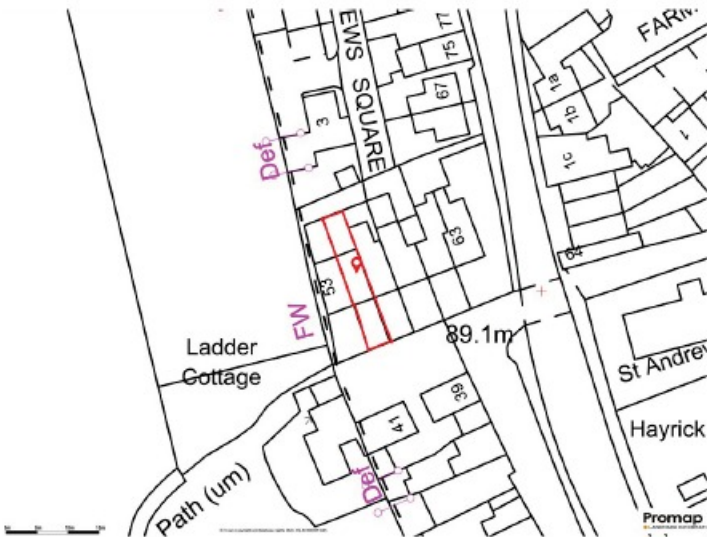
FLOOR 1

FLOOR 2

FLOOR 3

FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1: 169 sq ft, 15.42 m², FLOOR 2: 314 sq ft, 29.15 m², FLOOR 3: 322 sq ft, 29.78 m², FLOOR 4: 211 sq ft, 19.63 m²
 REDUCED HEADROOM: 83 sq ft, 7.52 m²
 TOTAL: 1612 sq ft, 93.38 m²



Council Tax:
Band D

Parking
On street parking

Local Authority
West Oxfordshire
District Council

55 Manor Road
WOODSTOCK
OX20 1XR

Energy rating

D

Valid until

11 September 2032

Certificate number

9523-1009-1221-3252-6210

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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 of several denominations, a museum and a tennis and bowling club and open-air swimming pool. The highly sort after Marlborough C of E School and Woodstock Primary School that is currently rated as outstanding for OFSTED are a short walk away. Regular bus services to Oxford and local market towns of Charlbury, Chipping Norton, Witney and Burford. Rail to Oxford, Worcester and London from nearby Long Hanborough and Oxford Parkway.





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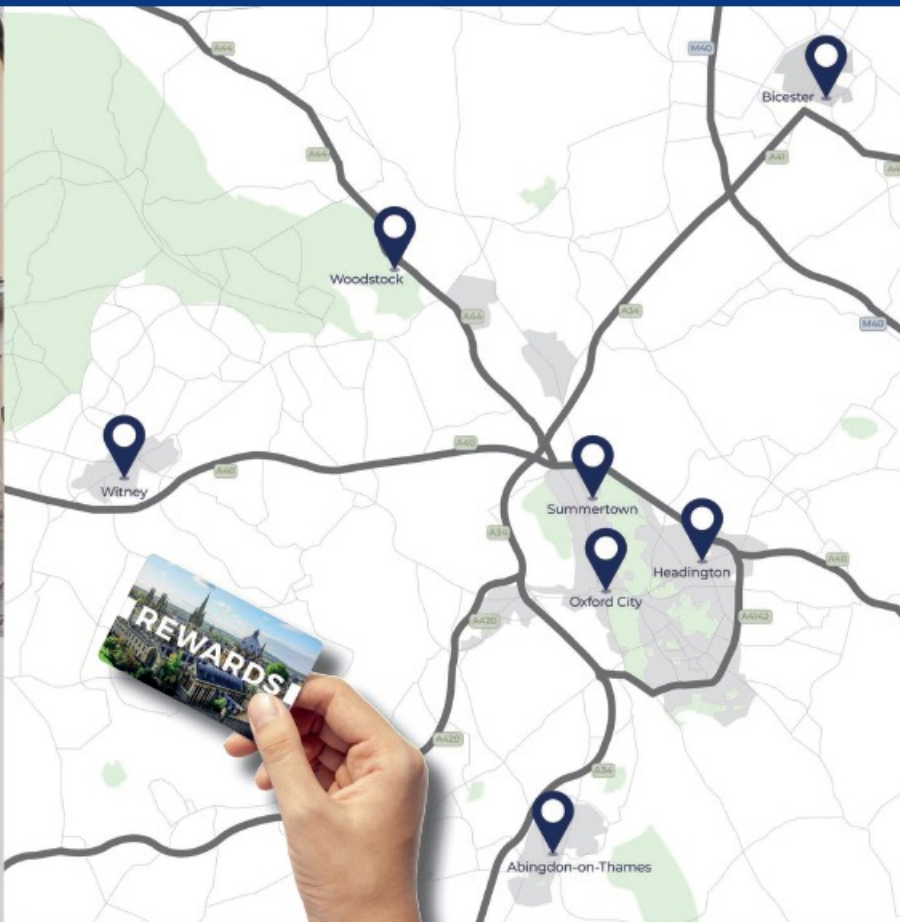
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