

FOR SALE



Blackberry Way, Woodstock

Guide Price £865,000

MARTIN&CO

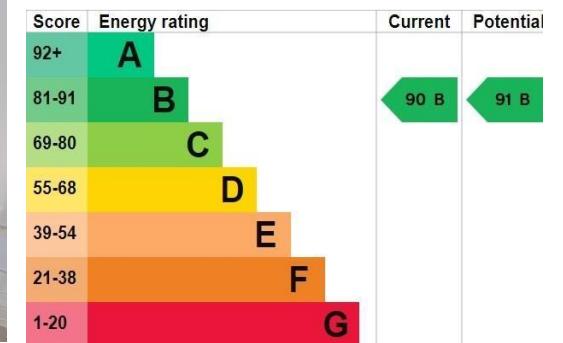


Blackberry Way, Woodstock

4 Bedrooms, 2 Bathroom

Key Notes:

- Double Fronted Detached House
- Double Garage
- Off-Road Parking
- Spacious Rear Garden
- Open-Plan Kitchen Dining Space
- Living Room
- Four Bedrooms
- Principle Bedroom has En-Suite Shower Room
- No Onward Chain
- Council Tax Band: G
- Market Town Location



Martin & Co are delighted to present this beautifully maintained four-bedroom detached home, ideally situated on the sought-after Blackberry Way in Woodstock. This double-fronted property offers the perfect balance of style, comfort, and practicality, making it a fantastic choice for modern family living.

The ground floor features a bright and spacious open-plan kitchen/dining area perfect for entertaining. The inviting sitting room opens through French doors to the generous rear garden, offering a seamless flow between indoor and outdoor spaces. A handy cloakroom and ample hallway storage add to the home's convenience.

Upstairs, there are three well-sized double bedrooms with built-in wardrobes, along with a versatile fourth bedroom. The principal bedroom benefits from a private en-suite, while the remaining rooms share a stylish family bathroom.

Outside, the property boasts a generous rear garden ideal for relaxing or entertaining. There's also off-road parking and a double garage providing plenty of storage. Just a short stroll away, a peaceful nature reserve offers scenic walks and is protected from development a real bonus for families and nature lovers alike.

Woodstock is a charming Georgian town full of character, known for its royal heritage and historic architecture. The town offers a vibrant mix of independent shops, artisan galleries, and excellent pubs and restaurants. It's also home to the world-famous Blenheim Palace and surrounded by the stunning Oxfordshire Cotswolds - one of the most desirable regions in the country.

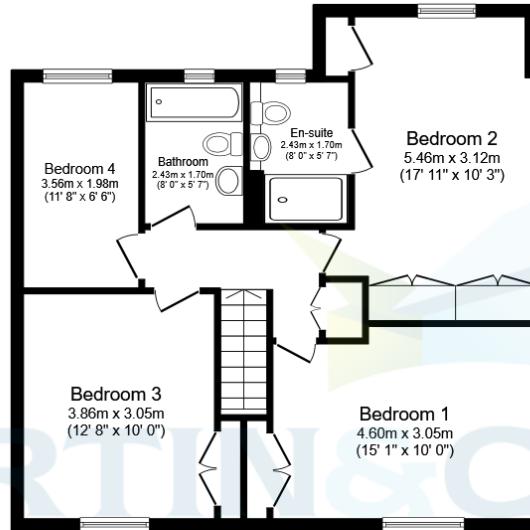






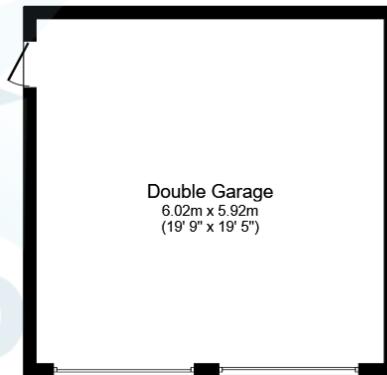
Ground Floor

Floor area 71.4 m² (768 sq.ft.)



First Floor

Floor area 70.2 m² (756 sq.ft.)



Double Garage

Floor area 35.4 m² (381 sq.ft.)

TOTAL: 177.0 m² (1,905 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Oxford

31 Woodins Way • Paradise Street • OX1 1HD

T: 01865 812110 • E: oxford@martinco.com

01865 812110

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

MARTIN&CO

