



Farm End, Woodstock, OX20 1XN

Offers Over £550,000

A bit of a Tardis, the house is much larger than initially appears, as behind the facade is a lovely, roomy house that is in lovely order throughout.

A large and bright family house with four double bedrooms. Stylishly renovated & modernised, & exceptionally quiet throughout with triple glazing. Two great receptions, open plan; lovely modern kitchen; utility/ cloak room; bathroom & en-suite with roll top bath. Plus, unusually, a garage.

Woodstock is a thriving town just to the north of Oxford which grew up as a coach stop on the road north, then around the Royal Hunting Lodge which became the site of the magnificent Blenheim Palace, home of the Dukes of Marlborough since the early 1700s. The town is now a World Heritage site, and attracts visitors from all over the globe. Central Woodstock offers an amazing diversity of cosmopolitan amenities with high quality restaurants, pubs, boutiques and antique shops all available. There is a Woodstock Under Fives Association (WUFA), which provides a lovely playgroup for children aged 3 to 5, schooling from 5 to 18 and a regular bus service to Oxford and local market towns of Chipping Norton and Witney.

Dating back several hundred years, "Rycote" was sold by us in 2004 as a rather tired 2 storey house in need of comprehensive works. In the intervening years the vendors have conducted a thorough campaign of improvement and expansion to maximise the enjoyment of the house. Touches such as triple glazing which all-but kills any noise and hand made covers for the Heritage roof windows show care and thought throughout. Today this is a wonderful family house, conveniently located and it also has the rare asset of a garage!

The entrance leads into a hallway with a tiled floor with underfloor heating which extends into the kitchen. To the left the cloak room also doubles as a great storage space and utility. Ahead the kitchen is exceptionally well planned with a wide range of Italian made Mesons kitchen units and an inset pair of sinks alongside integrated Miele appliances and a de Dietrich induction hob. There is ample space for a breakfast table, and the window overlooks the garden while the stable door to the rear exits to the terrace. The main living space is sizeable, with the clients having opened up the area to make it light, and they have added double doors to the rear giving access to the garden plus an oak floor. Unusually the chimney is central between the two living rooms, with the fireplace facing towards what is currently a dining room to the rear with a snug to the front. It's a great living space with masses of room for family living and by virtue of all the various windows it is extremely light.

Upstairs the space seems, if anything, even greater. To the front of the house two similarly sized bedrooms are both excellent doubles with more than enough space for wardrobes and other furniture. The third room is slightly smaller but still a decent double, this faces out over the garden and the small close behind. Serving all three is an ultra modern bathroom with a thermostatic shower over a bath fitted with a shower screen, and there is also a vanity unit. The landing itself is also light and spacious and alongside it an alcove with yet another window behind.

On the second floor the space is effectively a stand-alone suite. To one side as you enter there is a dressing area with eaves storage on either side and a roof light window. Past the chimney stack the double room is double aspect with storage to both sides and adjacent to it the corridor leads into a bathroom. This is unusually large for what is effectively an en-suite, it is fitted to a high spec including Fired Earth fittings and tiling and the roll-top bath is a delight.

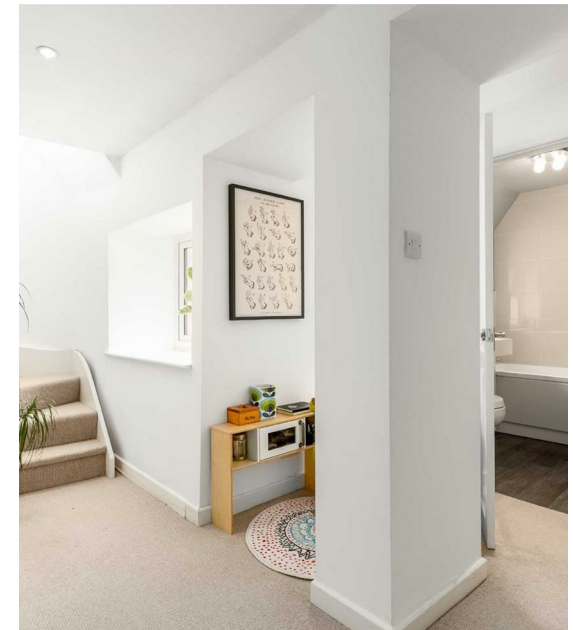
Outside the garden has been cleverly landscaped to provide a central lawn around which are two terraces - one behind the dining room and another at the end of the garden on which sits the patio furniture (not included). There are areas designed for keeping bins, storing the barbeque and there are also several planter beds edged with timber. The low level shed is both unobtrusive and ingenious for storing garden tools, and alongside this the flagstone path leads to an iron gate which exits to the close. The garage is a few yards away at the entrance to Farm End and while not allocated there is ample parking in the close.

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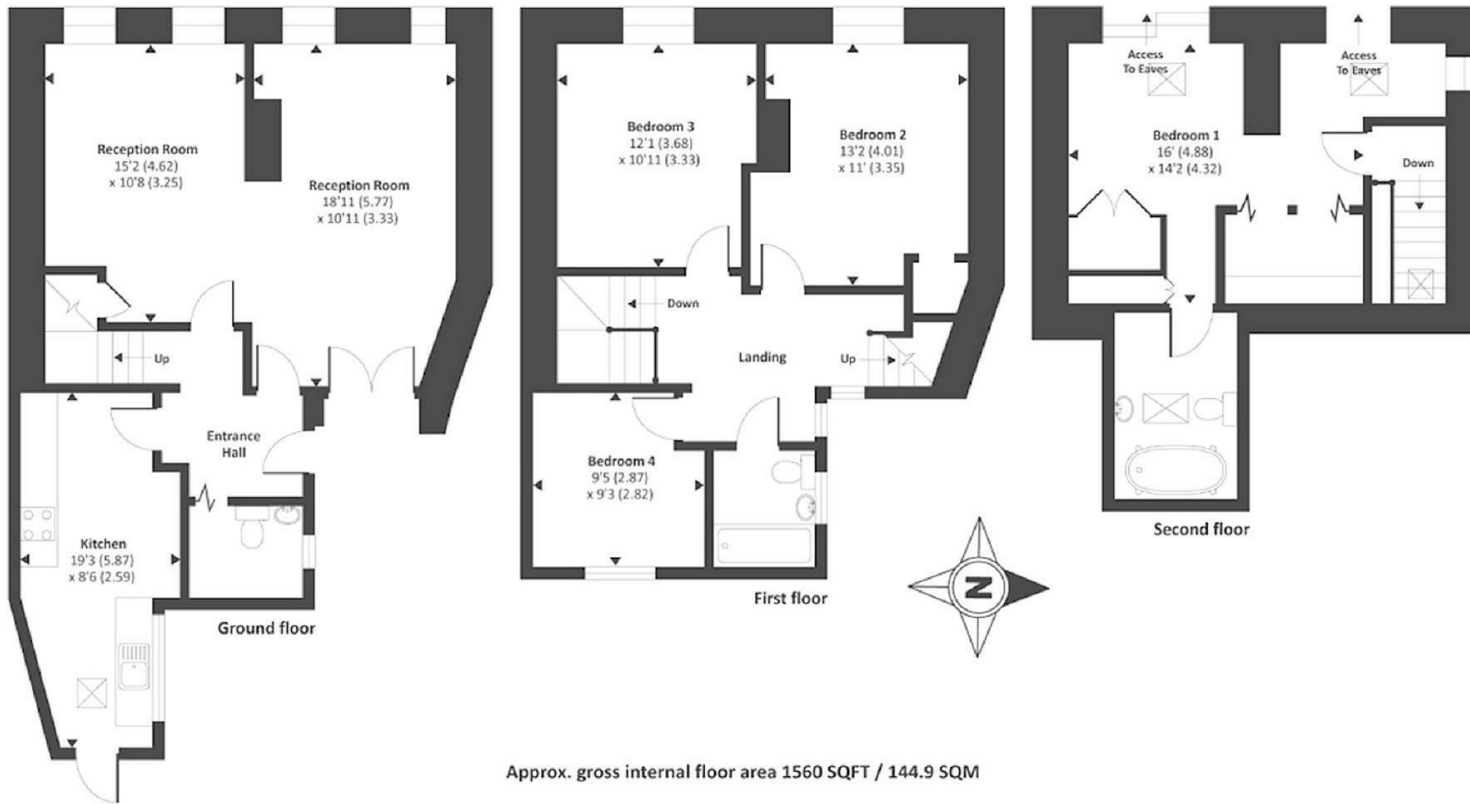
Dating back several hundred years, "Rycote" was sold by us in 2004 as a rather tired 2 storey house in need of comprehensive works. In the intervening years the next owners conducted a thorough campaign of improvement and expansion to maximise the enjoyment of the house. Touches such as triple glazing which all-but kills any noise and hand made covers for the Heritage roof windows show care and thought throughout. Our vendors bought it in 2014 and have enjoyed it immensely, finding it a wonderfully practical family home for their two children and a perfect spring board into the town. With a secure garden, parking in the close and the rare advantage of a dedicated garage, plus the "kissing gate" opposite giving free access into Blenheim estate, it's the ideal Woodstock home.

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- Great renovation & upgrades
- Family bath & cloak room
- Pretty garden with terrace
- Lovely condition throughout
- Four double bedrooms
- Large living & dining rooms
- Garage
- Ensuite & dressing room
- High spec kitchen/ breakfast
- En-suite & dressing room







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Important Notice

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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