





51 Castle Road, Wootton, OX20 1EQ

Offers Over £550,000

Such a complete solution! Generous accommodation "as is", with an outbuilding offering endless further potential.

Over 1,900 sq feet of four bed house & double storey outbuilding, complete with solar panels installed. Two receptions, generous kitchen & utility, ensuite & bathroom & cloak room, a lovely veranda overlooking the west-facing garden, and ample gated driveway parking. Great village location.

Historically Wootton was the main settlement between two small rivers, the Glyme and the Dorn, which flow into the lake in Blenheim Park. Over time it became a village and parish including what is now part of Woodstock, known as Old Woodstock, in the south. The village is served by excellent primary schools nearby, and feeds to the well-regarded Marlborough School in Woodstock for secondary education; there is a village shop, an award-winning public house and a delightful church. Wootton is a thriving and popular village, a measure of which is the fact that few properties here come up for sale.

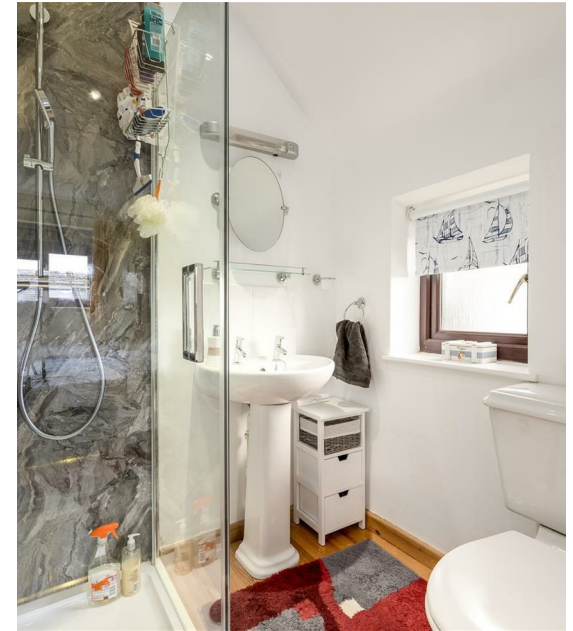
Number 51 sits on a quiet road of mainly good sized family houses, sat well back behind its own driveway. The outlook is peaceful and pleasing, with mostly stone village houses opposite then a large and well kept village playing field just off to the left. Unlike many of the neighbours, this house has been extended but in addition it also includes a large, double storey garage/outbuilding to the rear. This combination adds up to over 1,900 square feet of flexible space, offering huge scope for home workers, hobbyists, or just large families! And the property is offered in very good order throughout hence it is ready to move in and enjoy.

The entrance lobby offers space for coats and boots, also providing separation from the dining room. This is a delightful and expansive space. Windows to front and rear make it exceptionally light, and the proportions are very generous, so much so that at present the owners have a computer workstation, various dressers and bookshelves surrounding a space large enough for a table and at least eight chairs.

To the rear, another door opens into the kitchen. Units run along the left and right walls, offering many store cupboards in addition to a long run of work surfaces. And at the end, a large glazed door flanked by a further glazed panel brings in wonderful light, also giving access to a pleasant deck area for summer dining under a pleasant veranda. And to the right the utility room contains more store cupboards - this is an excellent dog/boot room!

Back to the kitchen, a broad hallway off to the right side contains the side access door as well as the stairs elegantly rising and turning, with a useful store cupboard beneath and a smart cloak room opposite. Looking out towards the frontage through a wide box-bay window is a lovely sitting room. Another light and welcoming space, it's also large, more than ample to house a sizeable suite with plenty of room to spare. The central focus is a wood burning stove, a must for cozy winter evenings!

- Living, working & hobby space
- En-suite, bathroom & cloak
- Double storey outbuilding
- Lovely village location
- Generous kitchen & utility
- Large gated parking area
- Four bright bedrooms
- Separate living & dining rooms
- West-facing gardens



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On the first floor, there are four useful bedrooms. The first bedroom is also the main. Occupying the full width of the rear extension, it's a very good size, with a pair of windows bringing in excellent natural light. This is a more than ample space for the largest of double beds with significant floor area remaining for any number of wardrobes and store cupboards. Next door, the ensuite is modern, with a thermostatic shower in addition to a pristine white suite. Continuing down the corridor, to the left the smallest bedroom is currently used as a study. However, it is sizeable enough to be a child's or a guest room if required.

Continuing onward, the family bathroom is next on the right, including a white suite with a bath above which is a shower. And next to the bathroom is a good size airing cupboard. Now reaching the end of the landing, the further pair of double bedrooms are both well proportioned and a good size.

Outside, the driveway is enclosed by a pair of gates set back behind the driveway entrance. Beyond them, a large gravel area offers generous parking space that also runs to the right hand side of the house. At the rear, gates lead into a side passage opening onto a broad expanse of terrace that continues up to the garage at the bottom. Behind the house, a veranda provides a welcome seating area behind the house in any weather, overlooking the garden. Past the lawn, the detached outbuilding provides huge extra opportunities (annex?). It combines a single garage with workshop downstairs, and a large vaulted ceiling mezzanine above. This could be the perfect annex, or home office or the venue for any number of hobbies!

Verified Material Information

Council tax band: D

Annual charge: £2207.87 a year (£183.99 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing, Solar water, and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Off Street, On Street, and Private

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No.

Energy Performance rating: D (potential rating is C)

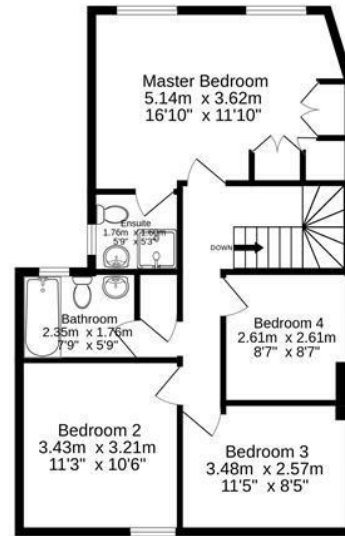
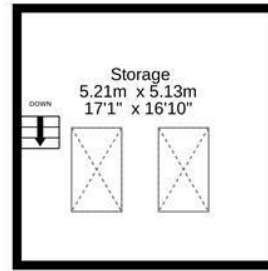




Ground Floor
91.2 sq.m. (982 sq.ft.) approx.



1st Floor
87.6 sq.m. (942 sq.ft.) approx.



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TOTAL FLOOR AREA : 178.8 sq.m. (1924 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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

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

01869 343600

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