





6 Plane Tree Way, Woodstock, OX20 1PG

Offers Over £375,000

This wonderful property is within walking distance of the historic centre of Woodstock, all the town's amenities, and between the local primary and secondary schools.

Spacious, light and well proportioned, this three-bedroom terraced house is a perfect family home. Retro style, the house boasts a modern kitchen, generously sized bedrooms and a detached garage. NO CHAIN

Woodstock is a thriving town with origins as a coaching stop on the road north of Oxford and developed the Royal Hunting Lodge which became the site of the magnificent Blenheim Palace. The Palace has been home to the Duke of Marlborough since the early 1700s and is especially famous as the birthplace of Winston Churchill. Now a World Heritage site, this beautiful palace's stunning park and gardens attract visitors from all over the world.

Central Woodstock offers an amazing diversity of restaurants, cafes, pubs and boutiques, as well as a library, churches, a museum and a regular market. There are regular buses to Oxford and to the local Cotswold market towns of Chipping Norton and Witney.

The property's block square set means every millimetre of space is useable and the natural light through the large windows is second to none.

Set well back from the road, nestled within a terrace of four properties, to the front there is a lawn flanked by various shrubs, with a central path to the main door. The front porch is enclosed, offering effective storage for coats, shoes, umbrellas and much more.

Step through the glass-paned door into the fabulous lounge/dining area. The room is spacious and light, with an exposed staircase. The electric fire provides a cosy focus and the patio doors at the rear give you the first glimpse of the private garden. At the opposite side of the room is a further glass paned door into the modern and bright kitchen, with ample storage, and an integrated oven and hob.

- Wonderful location in historic town
- Three good sized bedrooms
- Detached garage close by
- Great living space
- Modern bathroom with rooflight
- Ample on-road parking
- Stylish, bright kitchen
- Lovely front and rear gardens
- No chain



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Heading up the stairs, the broad landing provides access to all three bedrooms and the modern bathroom. The smallest bedroom is modern and versatile and currently used as a playroom. This space could easily be transformed into a child's bedroom or an ample study.

Bedroom two is well-proportioned double room overlooking the rear garden. The third and largest bedroom is a very attractive double that includes a dressing area which is effectively a walk-in wardrobe or this area has the potential to be turned into an ensuite as some of the other residents have done.

The modern bathroom has tiling to chest height over most walls and ceiling height around the bath and over-bath shower.

The pretty and secluded rear garden features a full-width paved terrace, ideal for summer dining and peaceful moments, complete with a retractable sunshade overhead. Beyond, the garden is mainly lawned, flanked by a lovely array of shrubs, flowers and bushes. Many of these are gently scaling the trellis affixed to the close board fencing either side.

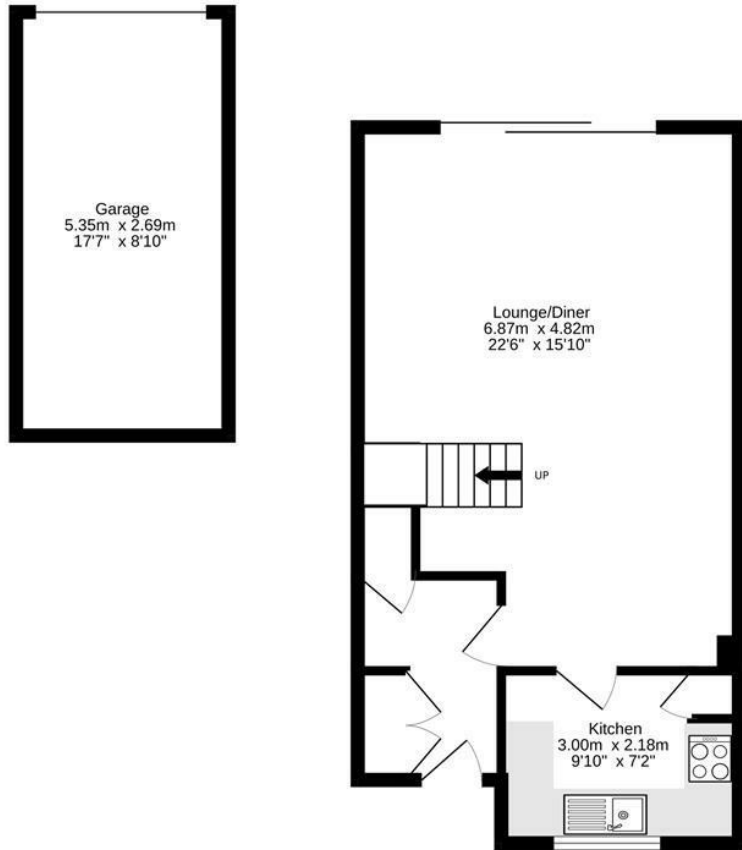
The garden is a relaxing and inviting space to be, but of course if you want a longer leg-stretch, a range of walks among glorious scenery can be enjoyed for free in the nearby Blenheim estate.

Mains gas, electric & water
West Oxfordshire DC
Council tax band C
£1,955.47 p.a. 2023/24
Freehold (garage 938 yr lease)

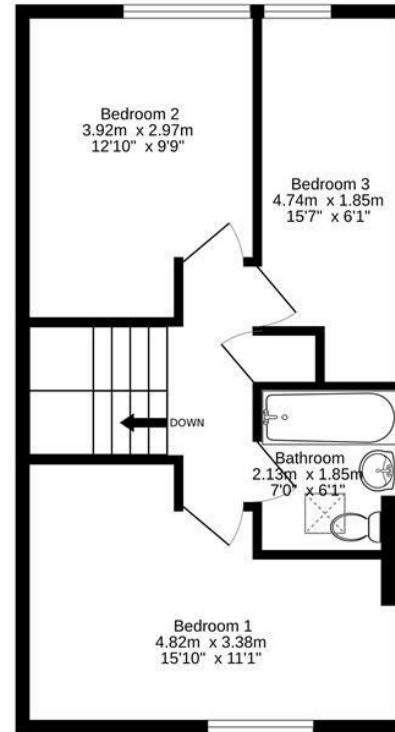




Ground Floor
56.4 sq.m. (607 sq.ft.) approx.



1st Floor
43.3 sq.m. (466 sq.ft.) approx.



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TOTAL FLOOR AREA : 99.7 sq.m. (1073 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	

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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