



8, BROOK HILL, WOODSTOCK









# 8, Brook Hill, Woodstock, OX20 1XH

Freehold

- Charming period cottage
- Beautifully presented throughout by the current owners
- Well equipped kitchen
- Large family bathroom with shower and bath tub
- Residents eligible for permit parking
- Highly sought after location within easy reach of Woodstock's amenities and Blenheim Palace
- Welcoming reception room with fireplace and wood burner
- Two double bedrooms with build in wardrobes
- Landscaped rear garden
- EPC grade E | Council tax band D

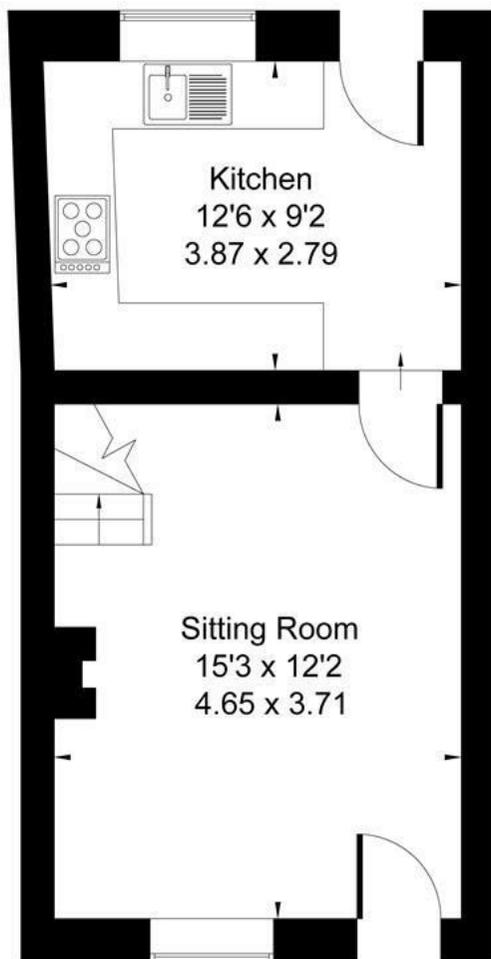
Steeped in character whilst having relevance to contemporary living with sensitive modern-day interventions, 8 Brook Hill is set within a sought-after location, just a short walk from Blenheim Palace grounds and the plethora of shops, pubs, restaurants, and cafes that Woodstock has to offer.

Behind a warm stone fronted façade, the property unfolds into a series of well-proportioned living spaces. Entry is into the front reception room where exposed timbers run overhead whilst the fireplace with wood burner creates a natural focal point. A paired back colour palette and soft natural fabrics maximise the senses of space and light, beautifully blending modern day elegance with period charm. The generously proportioned kitchen sits to the rear of the plan and offers direct access to the rear garden and terrace, allowing for a harmonious interaction between the internal and external spaces.

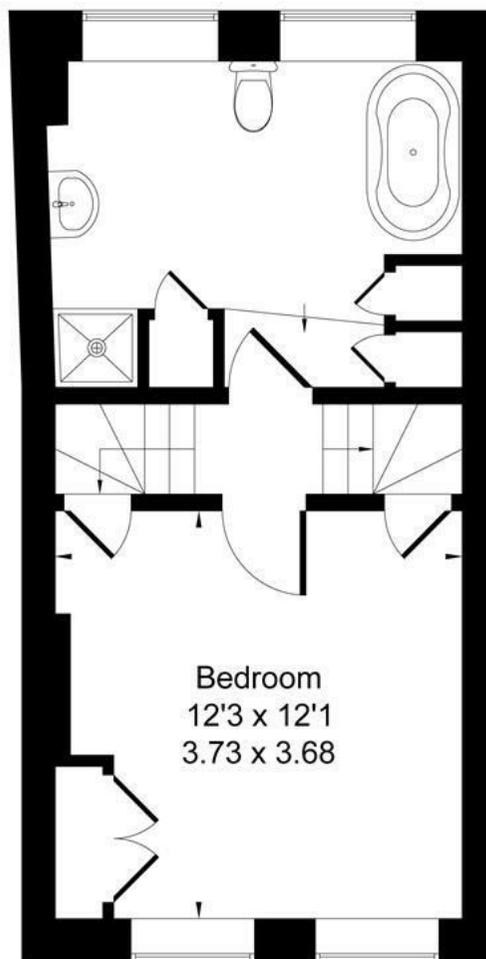
The high quality interiors continue on your ascent upstairs to the first of the two double bedrooms and large contemporary bathroom. Unfolding over the second floor is the property's signature master bedroom. Aged A-frame timber beams give a lofty feel whilst soft light pours through the oversized window, perfectly framing views towards the water meadows and beyond.

Externally, the tiered rear garden has been thoughtfully landscaped with practicality in mind. At ground level is a shingled terrace area which is perfect for entertaining during the summer months. Steps then ascend to a turfed area with mature borders and shrubs and a brick-built storage shed. Residents eligible for permit parking.

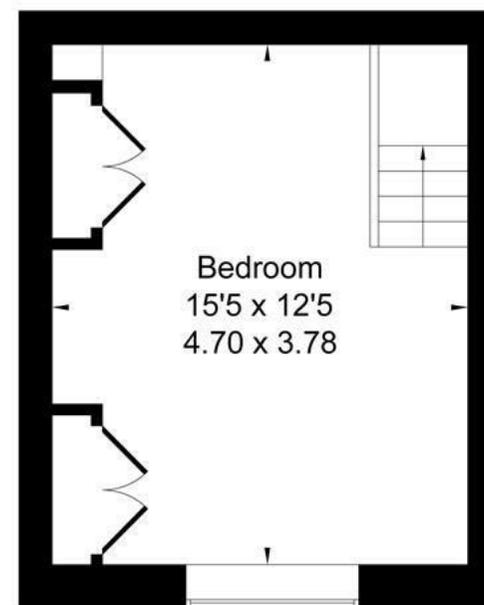
**8 Brook Hill, Woodstock OX20 1XH**  
Approximate Gross Internal Area = 75.53 sq m / 813 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purpose only, measurements approximate, and not to scale.





## CONTACT

### Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

01993 627766  
woodstock@flowersestateagents.com

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Woodstock

This thriving market town is located north west of Oxford and on the edge of Blenheim Palace Estate. Residents benefit from a 'walking pass' for the grounds. The town itself has an active community and a charming centre with a Post Office, churches of several denominations and a wide range of shops, hotels, restaurants and pubs. It has excellent schools/childcare facilities and good access to the well known Oxford schools including St. Edwards, Summer Fields, The Dragon, Oxford High, Headington Girls and Radley. Woodstock is conveniently located for the M40, the Cotswolds and Stratford-upon-Avon and Soho Farmhouse is approximately 10 minutes' drive away. There are a variety of commuter options for Oxford, London & the Midlands including regular buses to Oxford Parkway station providing fast (approx. 55 mins) trains to London Marylebone.

**Local Authority:** West Oxfordshire  
**Council Tax Band:** D

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