



DUKES COURT, 9 SHIPTON ROAD, WOODSTOCK, OX20 1LW

FLOWERS 
ESTATE AGENTS



TOTAL APPROX. FLOOR AREA 92.0 SQ.M. (990 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Drawn by E8 Property Services. - www.e8ps.co.uk
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Share of Freehold

- Share of Freehold, 989 year lease
- Two double bedrooms, one with ensuite
- Underfloor Heating
- Allocated parking for 2 cars
- EPC Rating B
- Open plan kitchen/living room lease
- Large separate study
- Air Source Heat Pump
- Service charge inclusive of heating and hot water
- Council Tax Band C

A beautifully presented, energy efficient two bedroom duplex apartment located within the market town of Woodstock, which is being sold with no onward chain. The apartment has the added convenience of having two off-street parking space.

The property is completed to a high standard throughout with a well proportioned open plan kitchen/living room perfect for everyday living. Upstairs, there are two generous sized bedrooms with the principle bedroom featuring an en-suite to provide both comfort and privacy. A separate study offers an ideal space to work from home and a sleek family bathroom further complements the home.

The property benefits from having an air source heat pump and underfloor heating throughout the apartment.



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) A		
(81-91) B	85	85
(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	

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 District Council

Council Tax Band: C

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