

**MANOR**

12 BROWNS LANE  
WOODSTOCK | OX20 1ST







Browns Lane offers a 2 bedroom cottage well connected to Woodstock town centre and is a great opportunity for first-time buyers or investors, combining charm with convenience over three floors.

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The ground floor features an open-plan fitted kitchen, featuring a fireplace and space for both living, entertaining and dining.

On the first floor, there's a generous reception room and a modern shower room. Upstairs, the top floor houses two bedrooms, both with built-in storage, including a spacious double.

Additional benefits include access to a rear storage outhouse and on-street parking.

Offered with no onward chain, this is a rare find in a sought-after location.

Woodstock, a charming market town in Oxfordshire, is renowned for its rich history, picturesque setting, and vibrant community spirit. The town is home to the iconic Blenheim Palace and provides a delightful base for exploring the rolling hills and picturesque villages of the Cotswolds. With its array of charming shops, cafes, and restaurants, Woodstock offers a delightful blend of traditional charm and modern amenities.

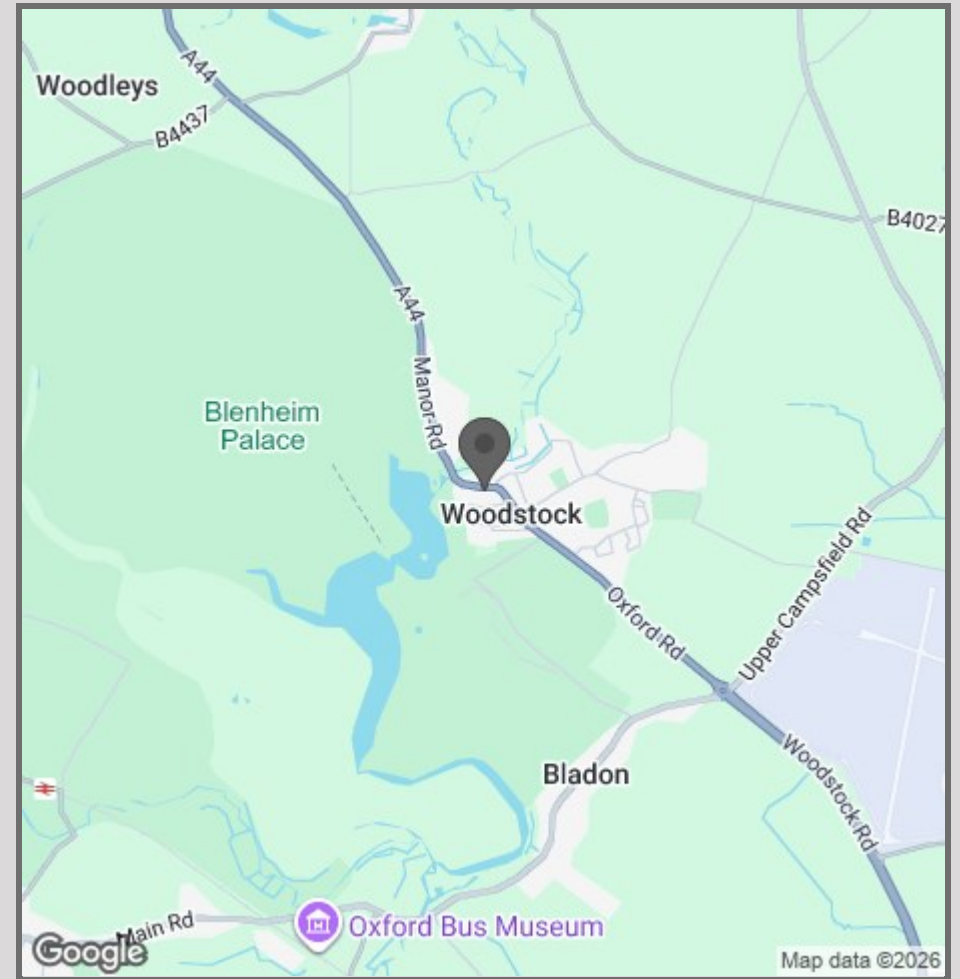








- Highly Favourable Location
- Two Bedroom Cottage
- No Onward Chain
- Schools Nearby
- Fantastic Transport Links
- On-Street Parking



42 High Street  
Woodstock  
OX20 1TG

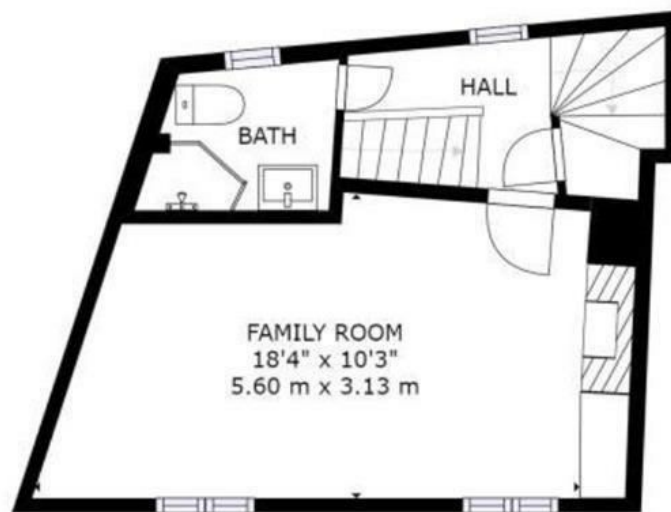
01865 955500

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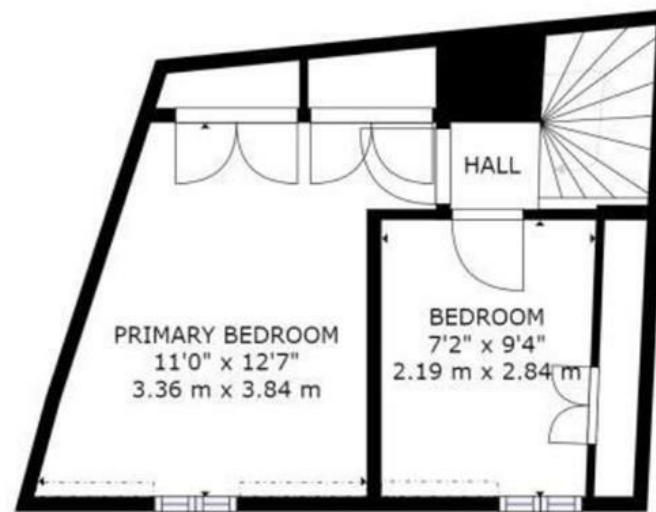
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MANOR





FLOOR 2



FLOOR 3



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 263 sq. ft, 24 m<sup>2</sup>, FLOOR 2: 272 sq. ft, 25 m<sup>2</sup>  
 FLOOR 3: 270 sq. ft, 25 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 6 sq. ft, 1 m<sup>2</sup>  
 TOTAL: 805 sq. ft, 75 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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