

Oxford Street
Woodstock

Carter Jonas

53 OXFORD STREET
WOODSTOCK
OX20 1TJ

IMMACULATELY RENOVATED AND EXTENDED FOUR-STOREY PERIOD TOWNHOUSE IN THE HEART OF WOODSTOCK COMBINING TIMELESS CHARACTER WITH CONTEMPORARY LIVING

- Four double bedrooms plus a versatile loft room
- Stunning open-plan kitchen, dining and living space
- Private south-facing garden
- Prime location close to Oxford schools & rail links

DESCRIPTION

Arranged over four floors, the property offers elegant, light-filled accommodation, with the current owners having carefully enhanced the layout to improve both flow and functionality. A particular highlight is the superb open-plan kitchen, dining and living space, which opens directly onto a private south-facing garden, creating an exceptional setting for everyday living and entertaining.

The accommodation is centred around a spacious open-plan living area. To the front, a bright reception space enjoys a large sash window, while to the rear a bespoke fitted kitchen with integrated appliances adjoins a generous dining area. Bi-fold doors open onto the south-facing garden, creating a seamless connection between inside and out. A utility/WC and useful storage cupboard complete the ground floor.

The first and second floors provide four well-proportioned double bedrooms and a stylish family bathroom with freestanding bath and separate walk-in shower. Large windows and exposed timber floorboards enhance the sense of light and space throughout, while rear-facing bedrooms enjoy attractive garden views.

The converted loft room offers flexible accommodation as a fifth bedroom, home office or studio, with elevated views across neighbouring rooftops towards the church.

Outside, the private rear courtyard garden provides a peaceful retreat, with a paved terrace, well-stocked borders and a timber garden shed. Residents' permit parking and visitor permits are available.



Woodstock is one of Oxfordshire's most desirable market towns, renowned for its historic character and immediate proximity to Blenheim Palace, a UNESCO World Heritage Site. The town offers an excellent range of independent shops, cafés, restaurants, pubs and boutique hotels, together with a variety of community groups and societies. Local amenities include a museum, churches, an open-air swimming pool, tennis and bowling clubs, as well as highly regarded schooling including Woodstock Primary School and Marlborough Church of England School.

The town is exceptionally well placed for communication links. Regular bus services provide access to Oxford, Charlbury, Chipping Norton, Witney and Burford. Mainline rail services are available from nearby Long Hanborough and Oxford Parkway, offering connections to Oxford, Worcester and London Paddington (journey time c.1 hour). The A44 and A34 are easily accessible, providing convenient links to Oxford, the Cotswolds and the Midlands.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

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All mains services are connected.
Tenure: Freehold
Council Tax: Band E
Located in Woodstock Conservation area.
Residents' permit parking
Broadband & mobile coverage can be checked at Ofcom



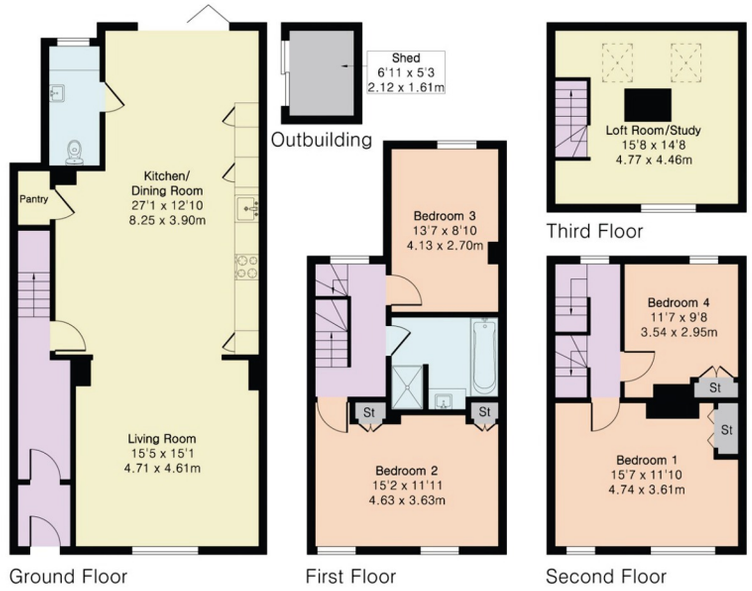






Approximate Gross Internal Area 1769 sq ft - 164 sq m
(Excluding Outbuilding)

Ground Floor Area 790 sq ft – 73 sq m
First Floor Area 425 sq ft – 40 sq m
Second Floor Area 343 sq ft – 32 sq m
Third Floor Area 211 sq ft – 19 sq m
Outbuilding Area 35 sq ft – 3 sq m



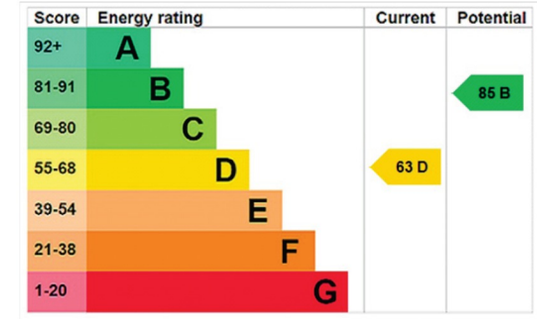
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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