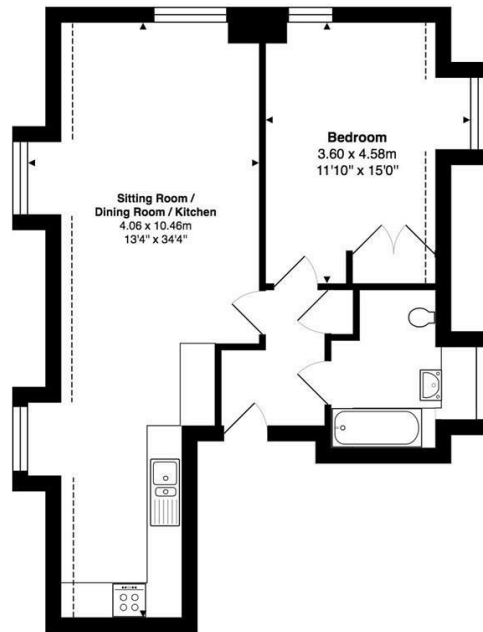




24, COWELLS ROAD, WOODSTOCK, OX20 1GB

FLOWERS 
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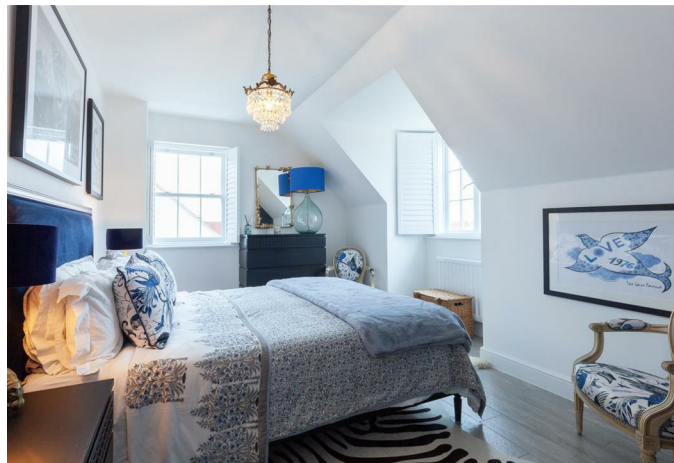


Second Floor

Approximate Gross Internal Area
57.3 m² ... 617 ft²



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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk





24, Cowells Road, Woodstock, OX20 1GB

Leasehold

- Offered with no onward chain
- Spacious open-plan living arrangement
- High quality fittings throughout
- Located within easy reach of Woodstock town centre and Blenheim Palace grounds
- Top floor one bedroom apartment
- Light and stylish interiors
- Allocated parking for one vehicle
- EPC grade B | Council tax band B

Constructed in late 2020, this exceptional one bedroom apartment sits within Park View, Blenheim's award-winning development located in the vibrant market town of Woodstock, and just a short walk from Blenheim Palace, one of Britain's finest world heritage sites. Careful planning and building patiently, using material and designs to complement the local vernacular, and preserving habitats are just a few elements that have been considered during the design process, and this is what sets Park View apart from other developments.



Elegantly presented, the property offers a light and versatile living accommodation. An open plan living/dining area and kitchen unfold to the left of the plan. Large windows to three aspects draw in a wonderful quality of natural light to softly illuminate the stylish interiors. The kitchen is appointed to a high standard with integrated NEFF appliances and sleek, contemporary cabinetry. The bedroom is located to the rear of the plan and benefits from built-in wardrobes. Accessed via the main hallway, the bathroom is complete with modern fittings.

The apartment block comprises of six apartments, two on each floor with a well maintained secure communal entrance. Externally, there is one allocated parking space with further visitor parking and a communal bike store.



CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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: B

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

