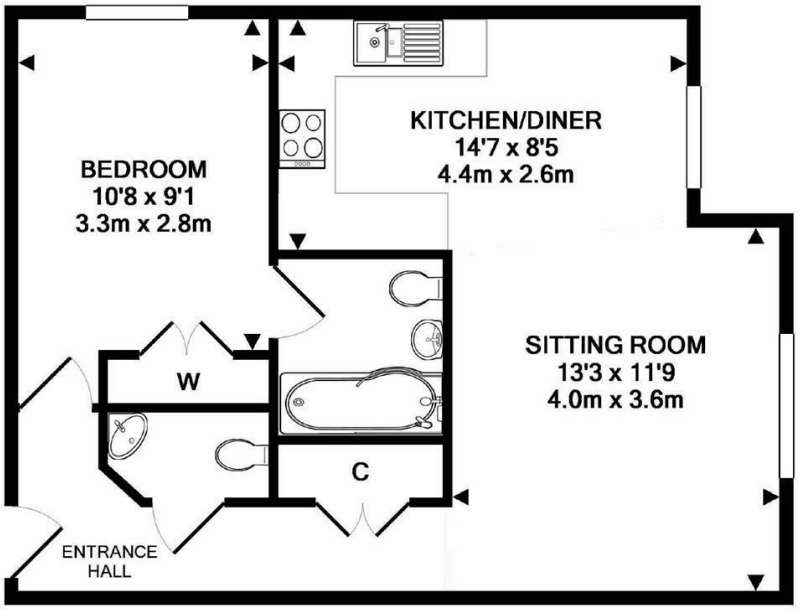


5, SANSOMS COURT, WOODSTOCK, OX20 1JN

FLOWERS
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TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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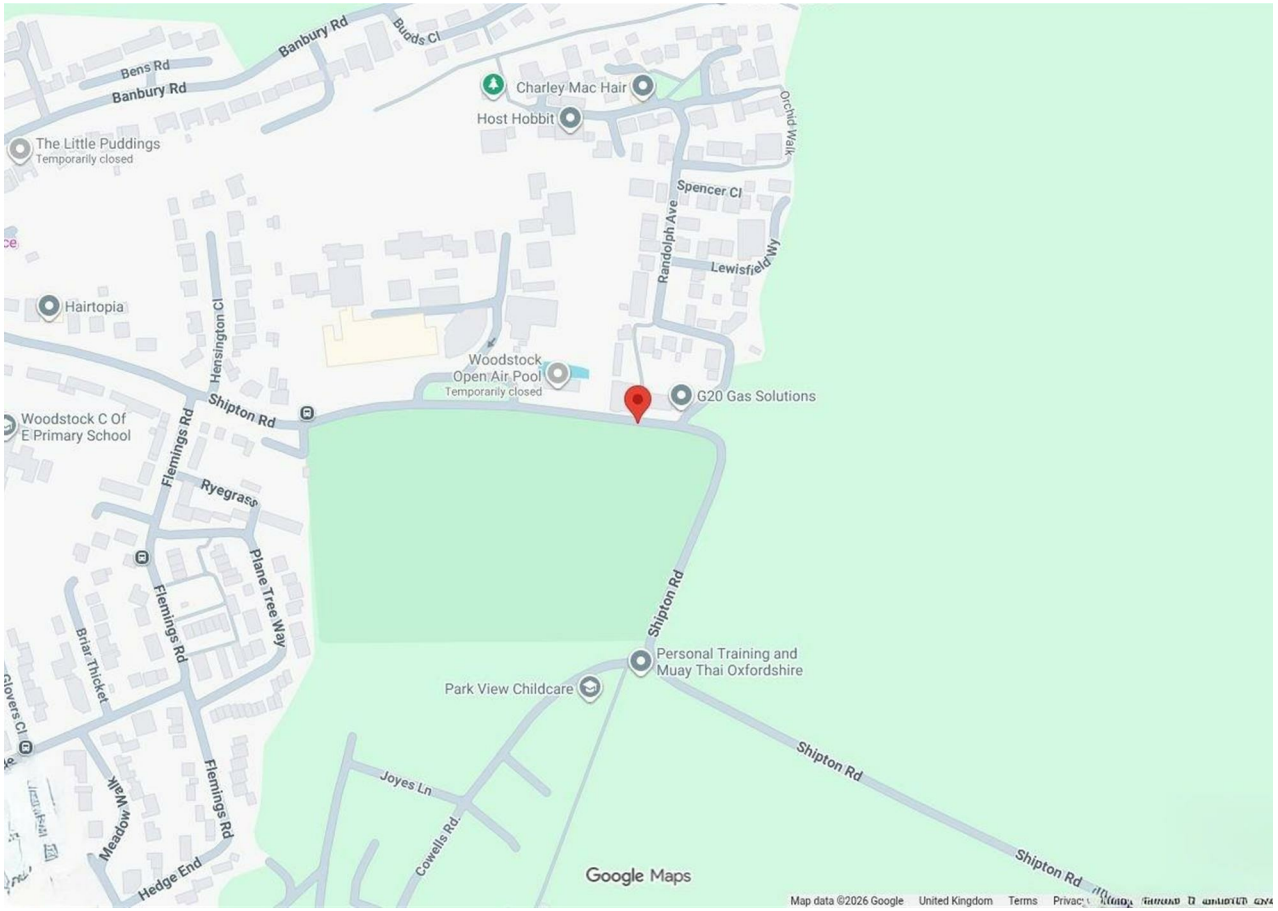












5, Sansoms Court, Woodstock, OX20 1JN

Freehold

- Modern purpose-built apartment with neutral décor.
- Approximately 522 square feet of accommodation.
- Rural edge setting near Woodstock centre.
- Conveniently situated close to Blenheim Park.
- Bright living space with fitted kitchen.
- Double bedroom with ensuite bathroom.
- Separate cloakroom and useful fitted storage.
- Offered for sale without onward chain
- EPC Rating B
- Council Tax Band B

Situated on the rural edge of Woodstock, within easy reach of the town centre and Blenheim Park, this modern purpose-built apartment offers approximately 522 sq ft (48.5 sq m) of thoughtfully arranged accommodation.
Neutrally decorated throughout, the apartment features a bright open-plan sitting room and kitchen/dining area, with white fitted cabinets, contrasting work surfaces, a built-in oven, hob and extractor. The double bedroom benefits from a fitted wardrobe and ensuite bathroom with a shower over the bath. A separate cloakroom and additional storage cupboard add everyday practicality.

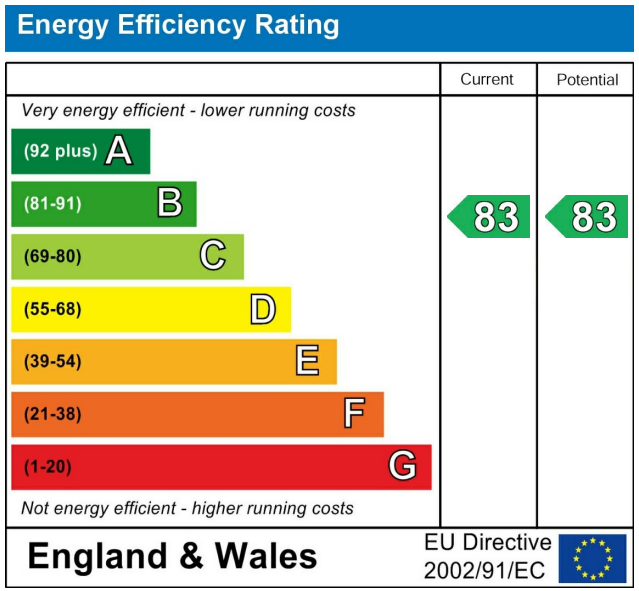
Woodstock’s historic centre offers independent shops, cafés, pubs and restaurants, with countryside walks nearby and regular local bus services providing convenient connections to Oxford.

An appealing choice for first-time buyers, downsizers and investors, this well-presented apartment combines a practical layout with an attractive location and is offered for sale with no onward chain.

‘ WELL PROPORTIONED ONE BEDROOM APARTMENT OFFERING AN OPEN PLAN LIVING SPACE LOCATED ON THE EASTERN EDGE OF WOODSTOCK ’







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: WODC
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.

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