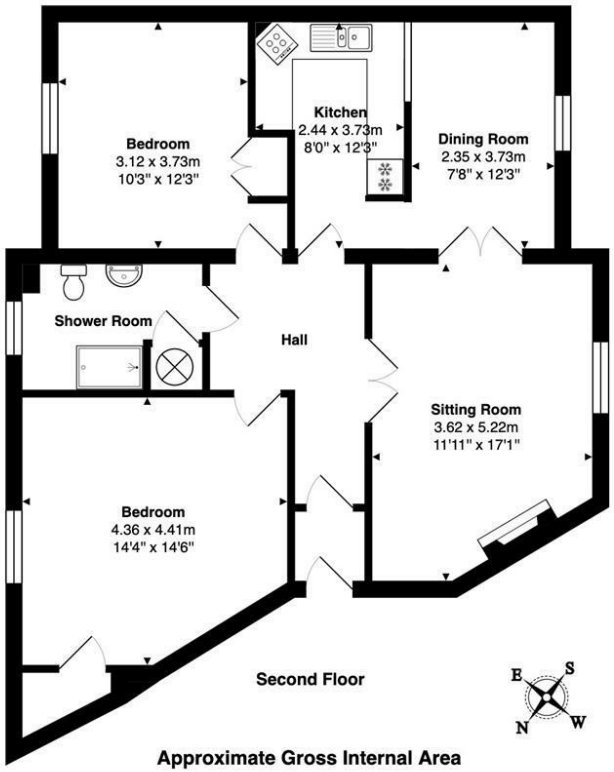


42, UPPER BROOK HILL, WOODSTOCK, OX20 1UA

FLOWERS
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Approximate Gross Internal Area

85.7 m² ... 922 ft²

All measurements are approximate and 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













42, Upper Brook Hill, Woodstock, OX20 1UA

Freehold

- Retirement apartment
- 2 bedrooms
- Dining room
- Modern shower room
- Central Woodstock location
- Lift and secure entry
- Sitting room
- EPC Rating C
- Car port
- Council Tax Band: E

* No onward chain* A well presented and particularly spacious 2-bedroom, second floor retirement apartment with its own car port, within walking distance of Woodstock town centre.

The flexible accommodation is light and airy and could be utilised in a number of ways. It briefly comprises an entrance hall, large sitting room with study space, two large double bedrooms, a kitchen with newly fitted hob and open arch leading to a dining room. Furthermore the apartment benefits from a modern, generously proportioned shower room.

There are attractive communal lawns on the development with various seating areas and visitors parking. The property is leasehold and is subject to a service/maintenance charge and ground rent.

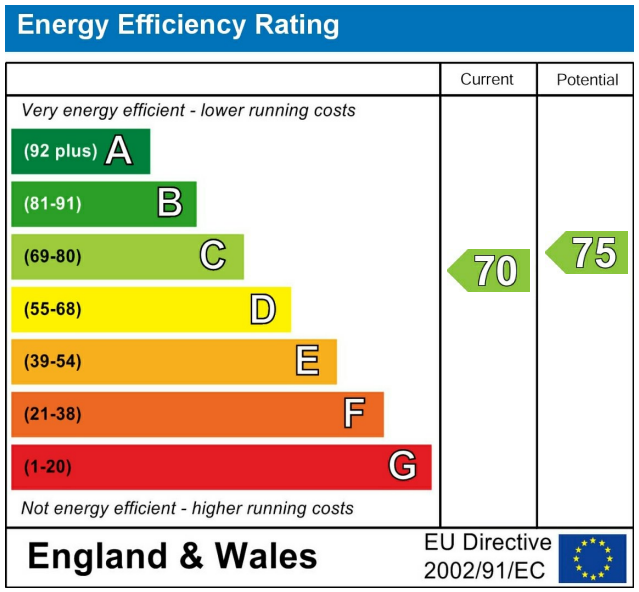




' SPACIOUS 2 BEDROOM RETIREMENT APARTMENT WITH ATTRACTIVE COMMUNAL GROUNDS, JUST A SHORT WALK TO WOODSTOCK TOWN CENTRE '







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.

Services
Connected to all mains services
Council Tax: WODC Band E
Tenure: Leasehold
Annual Service Charge for 2026 is £8809

Services
Tenure: Leasehold
Council Tax: WODC Tax Band E

Local Authority: West Oxfordshire District Council
Council Tax Band: E

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.

The Property Ombudsman
rightmove
Zoopla.co.uk
PrimeLocation.com

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