

# COCKPIT CLOSE

WOODSTOCK, OXFORDSHIRE

# Cockpit Close

Woodstock, Oxfordshire

Presenting an excellent opportunity to acquire a three-bedroom property with no onward chain in a highly sought after market town where properties are continually in demand.

The accommodation comprises of three generous bedrooms, fitted kitchen, bathroom with separate w/c and a spacious living area which also benefits a balcony overlooking the private garden and into Blenheim Estate.

Offering plenty of potential, the first floor flat requires full modernisation throughout; giving a chance to embark on what could be a very rewarding project.



Private garden

## GUIDE PRICE

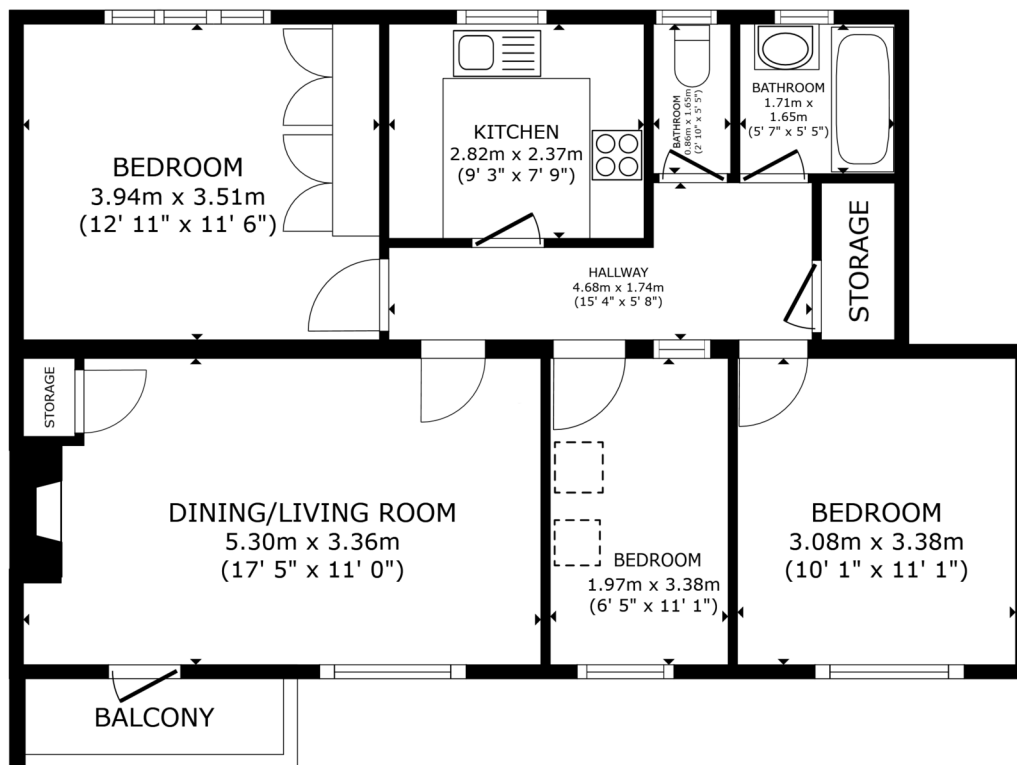
**£270,000**



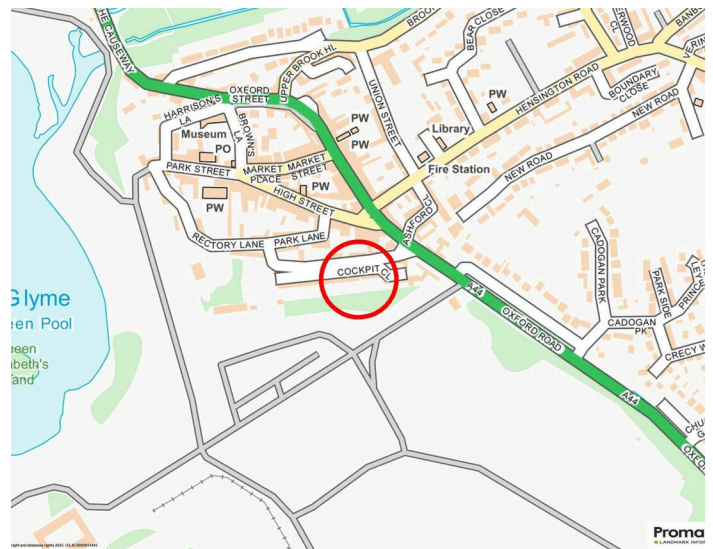
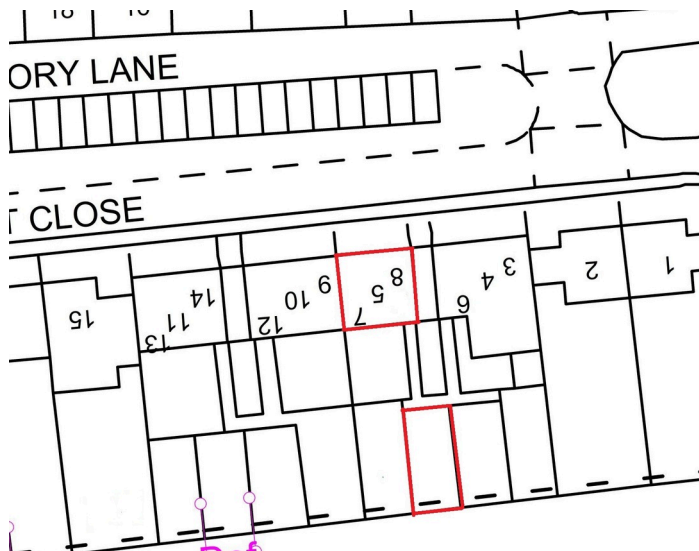








GROSS INTERNAL AREA  
FLOOR PLAN 72.0 sq.m. (775 sq.ft.)  
EXCLUDED AREAS : BALCONY 2.4 sq.m. (26 sq.ft.)  
TOTAL : 72.0 sq.m. (775 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band C

**Parking:**  
On-street parking

**Local Authority:**  
West Oxfordshire District Council

Cockpit Close /OODSTOCK X20 1UH		Energy rating  <b>D</b>
Valid until  <b>18 March 2035</b>	Certificate number  <b>9642-3048-1207-7435-0204</b>	

# “LOCATION COMMENT

*Woodstock is an historic market town known as the home to Blenheim Palace, one of Britain's largest country homes & Unesco World Heritage site, offering 2,000 acres of beautiful parkland. This charming town is rich in green spaces & 17th century architecture, awash with Cotswold stone, and bordering the Cotswolds area of outstanding natural beauty. It's vibrant community benefit from a plethora of local shops, eateries, galleries, hotels, cafes, & pubs. There is a C of E primary and secondary school, a nursery, museums, open air swimming pool, a tennis & bowling club, several Churches, and regular community events. A frequent bus services links to Oxford, Chipping Norton, & Witney. With rail access to Oxford & London via both Long Hanborough Station & Oxford Parkway.*





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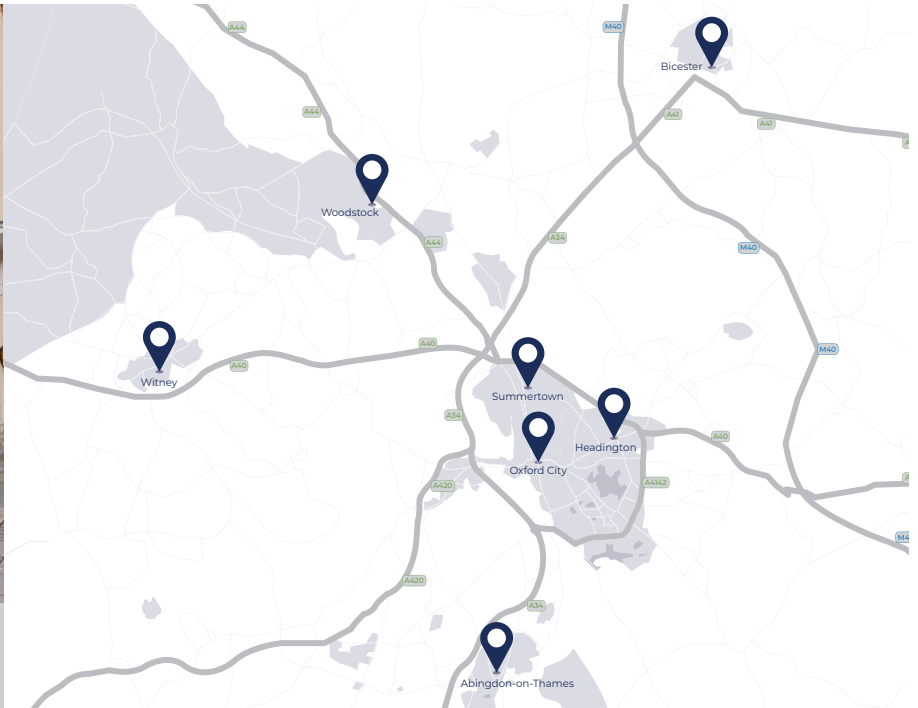
### Woodstock Sales

34 High Street  
Woodstock  
Oxfordshire  
OX20 1TG

t: 01993 811 881  
e: woodstock@breckon.co.uk



FROM LEFT:  
Phoebe Southgate, Gary Constant,  
Martyn Brittain, Cheryl Pearson



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Witney

t: 01993 776 775 (sales)  
t: 01993 899 972 (letting)  
e: witney@breckon.co.uk

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558 999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 20 1111  
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### Creative Department

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### Bespoke by Breckon

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e: bespoke@breckon.co.uk



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