



PUNCHBOWL COTTAGE

WOODSTOCK, OXFORDSHIRE

Punchbowl Cottage

Woodstock, Oxfordshire

Available with no onward chain is this delightful and larger than average three-bedroom detached Cotswold stone cottage provides a fantastic opportunity to live in the heart of the historic market town of Woodstock.

From the central hallway is the open kitchen/dining/family area with stairs rising to the first floor. Adjacent to this is the generous sitting room with French doors leading out into the walled courtyard. Also to the front is a convenient downstairs cloakroom.

Upstairs off the landing there are three double bedrooms, with an ensuite to the principal room, and a family bathroom.

The front facing gated courtyard also provides parking, with planning having been approved to move the gates to allow access from Ashford Close if desired.

**3****2****2****Walled courtyard**

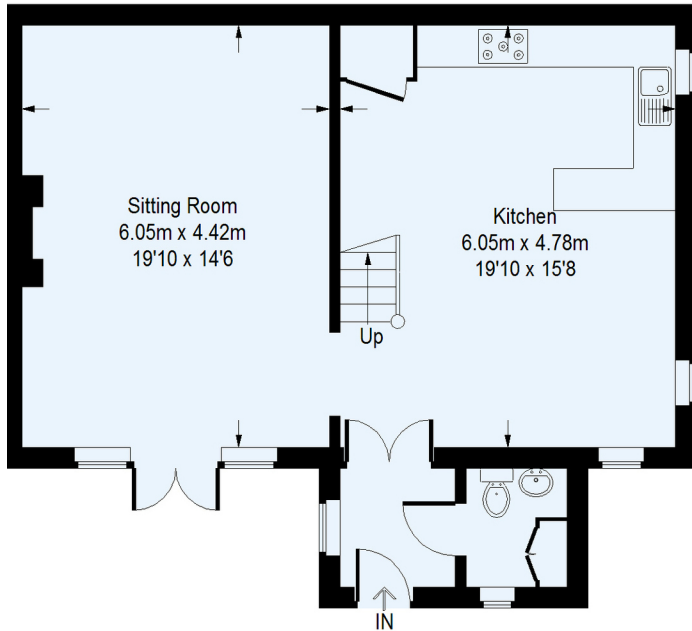
GUIDE PRICE

£TBC

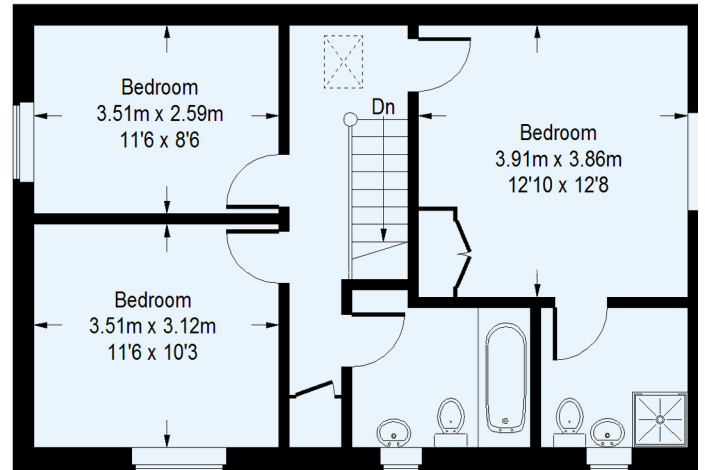




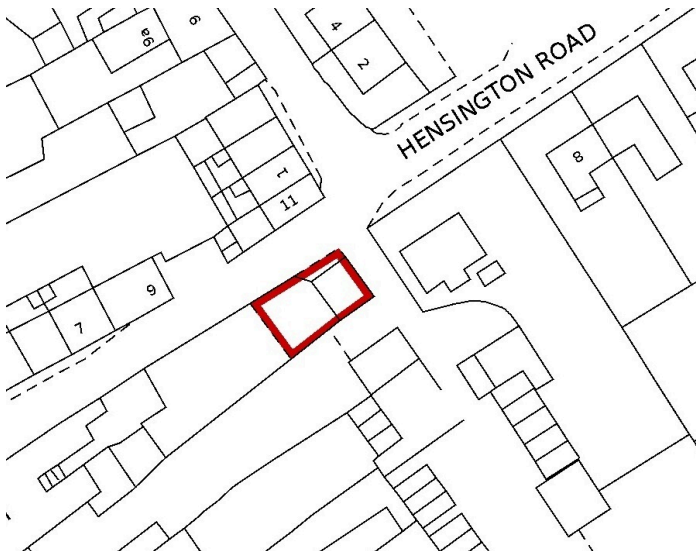
Approximate Gross Internal Area = 120 sq m / 1292 sq ft



Ground Floor



First Floor

**Council Tax:**

Band D

Parking:

Off-street parking

Local Authority:

West Oxfordshire District Council

Hensington Road WOODSTOCK OX20 1JL		Energy rating C
Valid until 10 May 2033	Certificate number 0311-3026-8205-6137-6200	

LOCATION COMMENT

Woodstock is an historic market town and home to Blenheim Palace, one of Britain's largest country homes & Unesco World Heritage site, offering 2000 acres of beautiful surrounding parkland. This charming town is rich in green spaces & 17th century architecture, awash with Cotswold stone, & 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 CofE primary & secondary school, a nursery, museums, open air swimming pool, a tennis & bowling club, several Churches, & regular community events. A frequent bus services links to Oxford, Chipping Norton, & Witney. Whilst Long Hanborough & Oxford Parkway provide ease of access to London & Oxford by rail.



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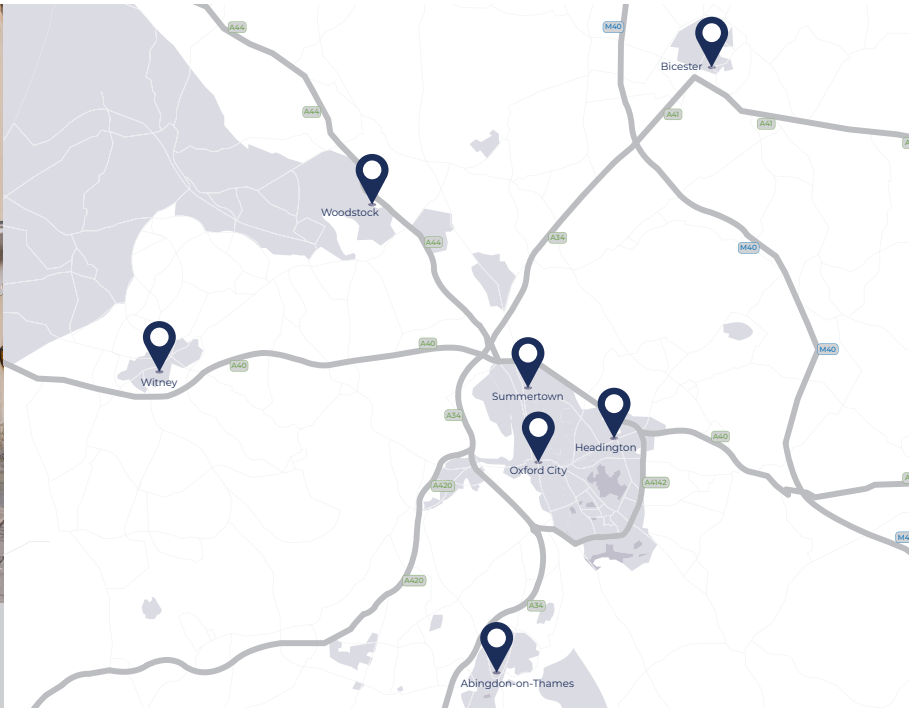
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