

FOR SALE



Blackberry Way, Woodstock

Offers in Excess of £900,000


MARTIN&CO



Blackberry Way, Woodstock

4 Bedrooms, 2 Bathroom

Key Notes:

- Double Fronted Detached House
- Double Garage
- Off-Road Parking
- Spacious Rear Garden
- Open-Plan Kitchen Dining Space
- Living Room
- Four Bedrooms
- Principle Bedroom has En-Suite Shower Room
- No Onward Chain
- Council Tax Band: G
- Market Town Location



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 90 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Martin & Co are delighted to present this stunning four-bedroom, double-fronted detached home, beautifully situated on Blackberry Way in Woodstock.

This wonderfully maintained home offers the perfect blend of comfort, style, and practicality, making it an excellent choice for families.

The ground floor features a bright and spacious open-plan kitchen and dining area, ideal for both everyday living and entertaining. The inviting sitting room is enhanced by elegant French doors leading out to the generous rear garden, creating a seamless indoor-outdoor living experience. A convenient cloakroom and ample hallway storage add to the home's practicality.

Upstairs, the well-designed layout includes three generously sized double bedrooms, each with built-in wardrobes, along with a versatile single bedroom-perfect as a child's room, home office, or guest space. The principal bedroom boasts its own private en-suite shower room, while the stylish family bathroom serves the remaining bedrooms.

Externally, the property benefits from a spacious rear garden, ideal for relaxation or entertaining, as well as off-road parking and a double garage, providing ample storage and convenience. There is also the Nature Reserve nearby which is great for Family Walks and is protected so cannot be built on.

Situated in a highly desirable neighbourhood, this home offers modern comforts, a fantastic layout, and a sought-after location-ready to welcome its next owners.

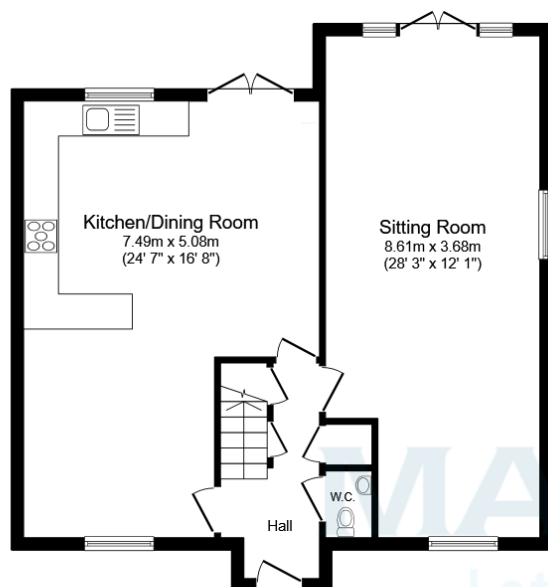
Woodstock is a picturesque Georgian town renowned for its rich history and royal heritage. The town boasts numerous attractive period buildings, including the 18th-century Town Hall. A significant highlight of Woodstock is its immediate access to Blenheim Palace.

The town offers a variety of independent shops, galleries, and a diverse selection of dining establishments, contributing to its vibrant community atmosphere. Its location in the Oxfordshire Cotswolds makes it an ideal base for exploring one of the most beautiful areas in England.



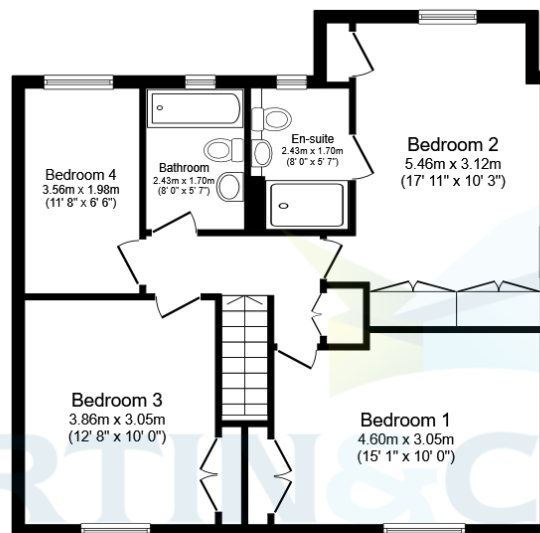






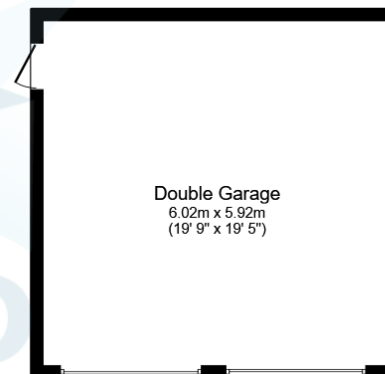
Ground Floor

Floor area 71.4 m² (768 sq.ft.)



First Floor

Floor area 70.2 m² (756 sq.ft.)



Double Garage

Floor area 35.4 m² (381 sq.ft.)

TOTAL: 177.0 m² (1,905 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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