

Park Street

Woodstock, Oxfordshire





A handsome and substantial Grade II Listed town house close to Blenheim Palace.

Oxford parkway station 5.1 miles. Oxford centre 9.1 miles (Distances are approximate).



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Summary of accommodation

Main House

Lower Ground floor: Studio | Gym/wine cellar | Utility

Ground floor: Sitting room | Dining room | Kitchen | WC

First floor: Three bedrooms, all with en suites | Study/library

Second floor: Two further bedrooms | Dressing room | Family bathroom

Outside

Outbuilding | Courtyard

Situation

Times and distances are approximate.

Woodstock is famed for Blenheim Palace, the birthplace of Winston Churchill and the ancestral home to the Dukes of Marlborough since 1705. It is a UNESCO World Heritage Site with grounds designed by Capability Brown and is one of the most impressive palaces in Europe.



The property enjoys views of the Palace and is a short walk to all the high-quality shops, restaurants and hotels. Everyday amenities can be found in the town itself, which has a variety of restaurants and boutique shops.



Oxford is less than five miles away. The nearby A44 provides access to Oxford, A34 and the M40. There are frequent buses into Oxford. London Oxford airport is 2.7 miles.



There is a mainline train station at Oxford Parkway (London, Marylebone or London Paddington) and Long Hanborough. The Oxford Tube and other coach services are also available from Oxford to London Victoria, Heathrow and Gatwick airports.



Oxfordshire is blessed with a range of good schools with The Dragon, Cothill and St.Hughs, Summer Fields, Oxford High, Magdalen College School and St Edward's at Oxford. Abingdon School, St Helen's & St Katherine's, Radley, the Cheltenham Colleges, Kitebrook at Moreton-in-Marsh and Tudor Hall in Banbury all nearby.



The Property

The property occupies a delightful, quiet setting on the corner of Park Street with glorious views to Blenheim Palace grounds. It is built of limestone with an ashlar front and slate roof and has accommodation over four floors comprising 3500 square feet, with all the rooms enjoying good ceiling heights. In the main rooms, large sash windows (some with shutters) afford excellent natural light and there are luxury fittings throughout. This historic house has featured in many film sets over the years and has previously been a chocolate shop.

The front door opens into a large double-aspect sitting room with an open fireplace and painted wooden floors. The dining room is adjacent and has its own front door. This room could be converted to make a larger kitchen, if required. Currently, the kitchen is to the rear and used to have a door to the courtyard which could be reinstated. There is also a WC on this floor.

On the first floor, there are three ensuite double bedrooms, all overlooking the front, together with a library/sitting area at the rear. The top floor has a bedroom/study and a double bedroom with a large dressing room with numerous fitted wardrobes. There is a large bathroom with brass period fittings and wonderful views into the Palace grounds and lake.

The lower ground floor has good ceiling heights and the original stone floor. It is used as a studio together with a utility room and has its own access from the courtyard. There is scope for alternative uses, such as games room, gym, cinema or wine cellar.





FLOOR PLAN

Approximate Gross Internal Floor Area

House: 324 sq m / 3,487 sq ft

Outbuilding: 8.6 sq m / 92 sq ft

Total Area: 332.6 sq m / 3,579 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION



Outside

The south facing courtyard garden makes a delightful spot to enjoy alfresco dining. It has a lovely view of the Church tower, a large outbuilding and double gates onto Rectory Lane. Residents parking permits.

Property Information

Tenure:
Freehold.

Council Tax Band:
G

Local Authority:
West Oxfordshire District Council

Listed:
Grade II

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: December 2024. Photographs dated: November 2024. Capture Property 01225 667287.

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