



LUXURY DUPLEX APARTMENT IN HISTORIC MARKET TOWN

FLAT 2, 18-20 MARKET PLACE, WOODSTOCK, OXFORDSHIRE OX20 1TA



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Open plan living space incorporating kitchen, dining and sitting areas ♦ main bedroom with en-suite bathroom ♦ guest bedroom with shower and separate WC ♦ shared entrance hallway ♦ EPC rating = Listed Building

Situation

Woodstock is a charming, historic town and its main streets are lined with an array of period houses, cottages and shops. There is an extensive range of local amenities including a library, many specialist boutique shops, small supermarket, the Oxfordshire Museum, public houses and restaurants. Woodstock adjoins the Blenheim Estate, a world heritage site, and residents of Woodstock can apply for a permit to the park. The university city of Oxford is 8 miles to the south and offers a comprehensive range of recreational, shopping and cultural facilities. Not far from Soho Farmhouse (about 11 miles), Woodstock is at the edge of the Cotswolds with market towns of Chipping Norton and Burford close by. Woodstock is also well placed for access to the A34 and M40 (J9) which provides access to the Midlands and London. Intercity rail from Long Hanborough to Paddington and Oxford Parkway station to London/Marylebone.

Directions

Leave Oxford on the A44 north to Woodstock. Pass the main entrance to Blenheim Palace and past the High Street, taking the next left in to Market Place. The entrance to 18-20 is to the side of Antiques of Woodstock.

Description

Situated in a conservation area in the heart of Woodstock, 18-20 Market Street is a beautiful Georgian terraced property dating from the early 1800s with older late 17th century wing to the rear. Listed GII and constructed of rendered stone with slate and roof, Flat 2 is on the first, second and third floors of the building.

The apartment retains a wealth of period features, character and charm, but at the same time has recently undergone an incredible two year renovation bringing the property up to the very highest modern specification. Works included rewiring, re-plumbing, new boiler and heating system, new solid antiqued oak flooring.

Attention to detail is second to none. The living area is flooded with light from the three large sash windows overlooking the market place below. The flooring is hand antiqued French limestone tiles with under floor heating. Feature Bolection fireplace and limestone hearth with leathered black granite interior, bespoke oak TV cabinet and matching oak dressers and LED lit shelving.



The kitchen, with oak and tulip hand painted units, has built in Miele appliances (microwave, fridge freezer, dishwasher, oven, gas hob) silent extractor and larder unit and the work surfaces and splashback are made from Italian Calacatta honed marble.

A laundry area has been ingeniously incorporated to the upper landing space with marble work surface, there is space for washing machine and condensing drier.

The principal bedroom on the top floor enjoys views over the rooftops of Woodstock to open countryside beyond and has built in oak wardrobe and bespoke handmade oak bed with drawers. The ensuite bathroom with Bardiglio Imperiale marble surfaces has a wet room including Japanese toilet (heated seat/ LED nightlight), underfloor heating, Italian Calacatta marble bath, vanity and radiator.

The guest bedroom has oak floor and handmade oak bedframe and built in wardrobes. The guest shower has silk Georgette marble walls, Jerusalem stone shower tray and silent extraction unit and separate cloakroom on the landing.

Technical features include: - Cat 5 Ethernet linked to router, underfloor heating with Smartphone HIVE remote control thermostat, dimmable LED lighting.

There is a shared entrance hallway and stairs to the apartment are shared with one other flat.

Services

Mains water, gas and electricity.

Tenure – Leasehold

125 year lease granted in 1994

Ground rent £50 p/a (£100 p/a from Oct 2019)

FIXTURES, FITTINGS, ETC.

Those items mentioned in these sale particulars are included in the leasehold sale. All other fixtures, fittings and furnishings may be available by separate negotiation.

IMPORTANT NOTICE

Details prepared May 2019, photographs taken 2016 and 2018

Local Authority:

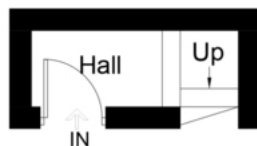
West Oxfordshire District Council

Viewing:

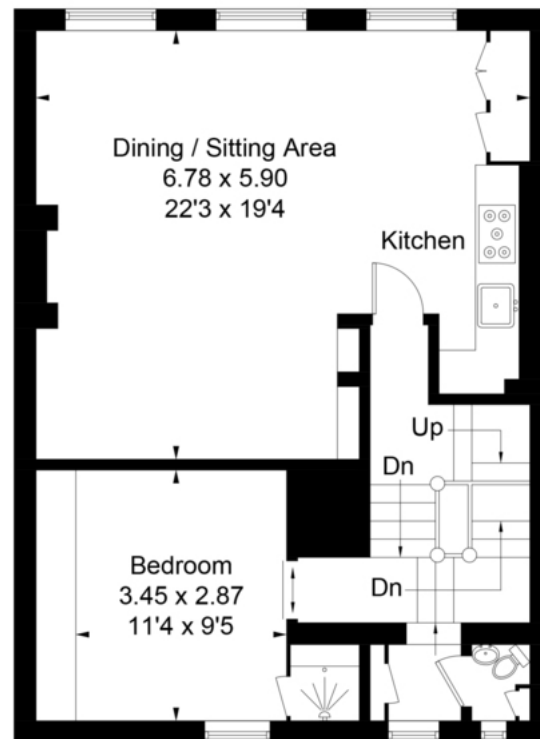
Strictly by appointment with Savills



Approximate Floor Area = 106.6 sq m / 1147 sq ft (Excluding Void)



First Floor



Second Floor



Third Floor

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