



Harrisons Lane
WOODSTOCK, OX20

150 Years
JOHN D WOOD & CO
London, Country & International Property

Harrisons Lane

WOODSTOCK, OX20

Tucked away in the very heart of this incredibly popular Cotswold market town is Mount Pleasant. This five bedroom, Grade II listed home has its earliest parts dating back to the 18th Century with later 19th Century additions.

The approach to the property, along a Cotswold stone pathway gives the impression of a small, unassuming cottage but how initial looks can be deceiving. This wonderful home has three stories of period but stylish accommodation with the most amazing elevated views over Woodstock and parts of the Blenheim estate.

The entrance hallway leads into one of the reception rooms which is currently "The Music Room" with original sash windows, wooden flooring and a main exposed beam. This room leads via a few steps to the Sitting Room with woodburning fireplace and a continuation of the wooden flooring plus direct access to the gardens. The Dining area leads off the hallway with tiled flooring open access through to Garden Room and Kitchen.

The Garden Room is flooded with lots of natural light with direct access to the gardens. Adjacent is the stylish cottage kitchen with butlers sink, integral dishwasher and large gas fired oven and hob. There is a useful utility/cloakroom off the rear hallway.









First Floor

The first floor has three bedrooms and the family bathroom. The principal bedroom has the benefit of an en-suite shower room. The second floor has two further bedrooms and a large storage room. Most of the upper floor rooms have wonderful views over the town and adjoining countryside.

Externals

Externally, the house has a single car parking space with pathway leading to the front. The elevated nature of the property and its gardens allow wonderful views over Woodstock and parts of the Blenheim Estate. The rear gardens have a great level of privacy and offer a great space for outside entertaining. Please note that the property also comes with two residents parking permits for town centre parking.

Situation

Woodstock is a thriving market town north of Oxford with a variety of commuter options for London & the Midlands. The town has a charming centre with a wide range of shops, hotels, restaurants and active social calendar. Oxford is readily available for more comprehensive facilities

and a vibrant cultural scene.

£1,395,000
Subject to Contract

Local Authority: West Oxfordshire District Council

Council Tax Band: G

Tenure: Freehold

Reference: OXF190074

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area:
2825 sq ft



GROSS INTERNAL AREA
TOTAL: 263 m²/2,825 sq ft
GROUND FLOOR: 118 m²/1,269 sq ft, FIRST FLOOR: 84 m²/902 sq ft, SECOND FLOOR: 61 m²/654 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY
HECMEDIA.CO.UK

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