



Rectory House

Wootton, Woodstock, Oxfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Well located on the edge of this most popular Oxfordshire village just north of Woodstock

Rectory House is an individual edge of village house, built by the Church in the 1960s. It has good family accommodation spread over two floors and a one bed roomed annexe in addition.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARDENS & OUTBUILDING



0.87 ACRES



FREEHOLD



EDGE OF VILLAGE



2972 SQ FT



**GUIDE
£1,200,000**



The property

Rectory House is an individual edge of village house, built by the Church in the 1960's. It has good family accommodation spread over two floors and a one bed roomed annexe in addition. The house has been owned by the same family for nearly 30 years and is now in need of updating. The lay-out can be seen on the floor plan. The house enjoys lovely views over the surrounding countryside.

The house and site may have potential for redevelopment, subject to the necessary consents.

Outside

The house is approached via a gated drive which leads to plenty of parking. The gardens are a particular feature with areas of lawn, terraces ideal for entertaining and outdoor dining and an area of woodland.

Situation

Set on the River Glyme and surrounded by stunning countryside, Wootton is a very pretty village and has a thriving community with amenities including a church, village store, and popular pub, the Killingworth Castle. The historic market town of Woodstock, famous for Blenheim Palace and its Park, offers a comprehensive high street and boutique shopping, primary and secondary schools. Oxford provides more extensive amenities and a wide array of schooling including the Dragon, Summerfields, Oxford High School, Magdalen College School and St Edwards to name a few. Communication links are excellent: the A44 and A34 connect to major regional centres and the motorway network (M40). Nearby Hanborough station has a regular main line service to London Paddington and Oxford Parkway, a direct service to Bicester and London Marylebone.

The village is well located for Soho Farmhouse and the Cotswolds, with its lovely walking, picturesque countryside and popular pubs.







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,260 - 2,972 sq ft (210 - 276 sq m)

For identification purposes only.

Directions

OX20 1HA

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Woodstock 3 miles, Hanborough Station 6.2 miles, Soho Farmhouse 7.5 miles, Oxford Parkway 7.6 miles, Charlbury 7.6 miles, Chipping Norton 9 miles, Oxford 10 miles, Bicester North Station 12.5 miles

Hanborough to Paddington from 64 mins,
 Bicester North to Marylebone from 52 mins,
 Oxford Parkway to Marylebone from 74 mins.

General

Local Authority: West Oxfordshire

Services: Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G EPC Rating: House F Annexe E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

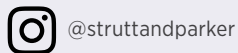
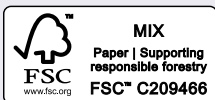
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