

Church Street,  
Wootton, Oxfordshire



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**3,833 sq ft (356 sq m) | Freehold  
5 bedrooms | 4 reception rooms  
Off-street parking | 0.3 acres of gardens**

**Guide price £1,750,000**

**Elegant and beautifully presented Grade II listed house in the heart of this most sought-after village**

The house enjoys many attractive features which are synonymous with this period including fine chimney pieces, beautiful windows many with window seats, wood and stone flooring, a panelled drawing room and an elegant staircase.

The current owners have undertaken a considerable program of renovation within the last 8 years including renewal of the electrics, plumbing and heating system. In addition the house has been extended: a study/orangery beyond the drawing room and to the kitchen to form a lovely large live/eat/cook family space.

A garden room has also been built, currently used as a cinema and gym. The layout can be seen on the floor plan.

The kitchen and bathrooms have been updated and the house is beautifully decorated in a traditional and timeless style.

**Outside**

The house is approached via electric gates which open to a large gravel parking area.

The walled garden is largely laid to lawn and has a number of mature trees and two secluded paved terraces, ideal for entertaining and alfresco dining.

There are two useful sheds.



**Location**

Wootton is a picturesque village just north of Woodstock, situated on the River Glyme. Woodstock, renowned Blenheim Palace and its wonderful parkland, offers a good range of local amenities, including shops, pubs and restaurants, a library, primary and secondary schooling and a doctor's surgery.

The village is well located for many pretty Oxfordshire towns including Charlbury and Chipping Norton and Oxford itself. Within the village there is a community shop, a popular gastro pub, the Killingworth Castle and the 13th century church of St Mary.

The village is conveniently close to Soho Farmhouse and Estelle Manor as well as the stunning northwest Oxfordshire countryside, being on the edge of the Cotswolds, for walking and riding.

The school run into Oxford is accessible from the village making the Dragon, Summerfields, St Edwards, Oxford High School and Magdalen College School, to name a few, all options.

Commuters can benefit from excellent rail links via nearby Hanborough Station, Oxford Parkway, and Bicester, providing regular main line services into Oxford and London with Paddington and Marylebone options. The A44 towards Oxford connects to the A34 (Oxford ring road) and the motorway network beyond, with J9 of the M40 at Bicester to the north and the M4 to the south.

**General**

Local Authority: West Oxfordshire  
 Services: Mains water and electricity. Private drainage, Oil fired central heating  
 Council Tax: Band G  
 EPC Rating: F  
 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.  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 306 sq m / 3294 sq ft  
 Outbuildings = 50 sq m / 539 sq ft  
 Total= 356 sq m / 3833 sq ft



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