



Shipton-under-Wychwood
Oxfordshire

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A Rarely Available Four Bedroom Impressive and Substantial Detached Residence Set in Gardens of Just Over Half an Acre with Countryside Views to Front and Rear Aspects.

Located in the Cotswolds Area of Outstanding Natural Beauty the Property sits within the village of Shipton-under-Wychwood in the Evenlode Valley. It is approximately 4-miles north of the attractive market town of Burford and 7-miles south of Chipping Norton. Shipton-u-Wychwood offers a primary school, village stores and post office together with several pubs and the Wychwood Surgery.

The Shipton railway station, set on the outskirts of the village, sits on the Cotswold Line and offers direct services to London Paddington in as little as 1hr20. There are also regular services to Oxford City taking less than half an hour. There is excellent local schooling including secondary schools in Chipping Norton and Burford together with the outstanding educational establishments in Oxford and Cheltenham. The Windrush Valley Preparatory School is located in the neighbouring Ascott-u-Wychwood.

Soho Farmhouse, Daylesford Organic and the villages of Chipping Norton, Chalbury and Burford are all within easy reach. Local recreational opportunities can also be found at the nearby Wychwood Golf Club, Cheltenham and Stratford-upon-Avon race courses, Bicester Village designer shopping centre, Blenheim Palace in Woodstock and the Chipping Norton Theatre.





The Property Briefly Comprises of:

- Sitting Room
- Dining Room
- Kitchen
- Utility
- Master Bedroom with Tilt and Turn Doors on to a Juliette Balcony with En-suite Cloakroom with Further Shower Room on Landing
- Three Further Double Bedrooms
- Family Bathroom
- Double Garage with Potential for Additional Accommodation over the garage Subject to Planning
- Outside Accessed Garden Storeroom
- Large Driveway and Parking for Numerous Vehicles
- Set in Gardens of Just over Half an Acre and Views over the Countryside
- Tilt and Turn Windows Throughout all Benefitting from Security Shutters

Guide Price: £1,000,000



Approximate Gross Internal Area
 Ground Floor = 107.27 sq m / 1155 sq ft
 First Floor = 95.33 sq m / 1026 sq ft
 Garage = 28.59 sq m / 307 sq ft
 Total Area = 231.19 sq m / 2488 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority

West Oxfordshire District Council

Council Tax Band: G

(Subject to change after completion)

Tenure

Freehold

Distances

Burford c.4 miles
 Oxford c.23 miles
 Stratford upon Avon c.29
 Birmingham c.64 miles
 London c.79 miles
 Charlbury or Kingham to London, c.
 1 hour

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