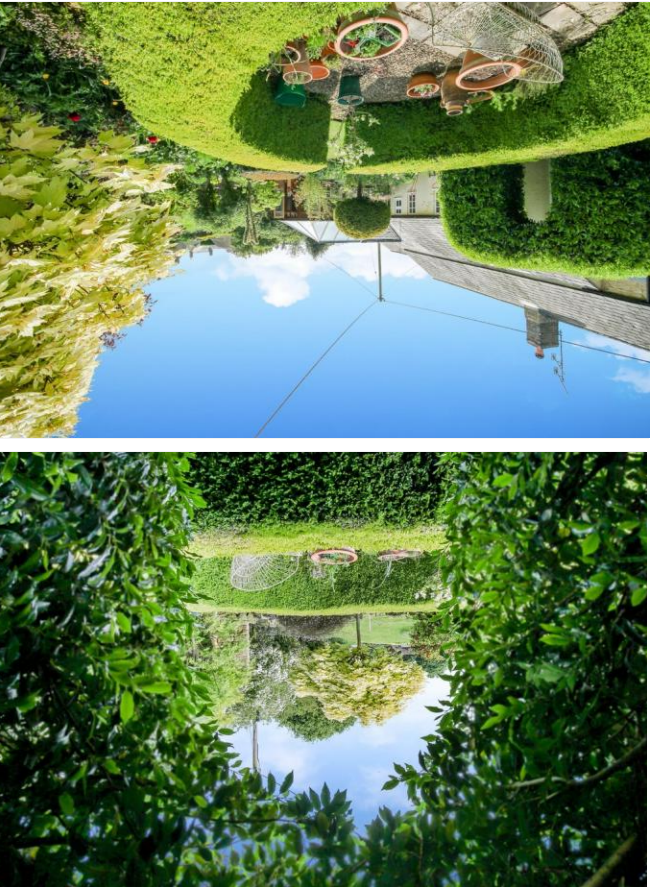


Approx. Gross Internal Area: 139.3 m² ... 1499 ft²



MEADOW VIEW COTTAGE UPPER END

SHIPTON-UNDER-WYCHWOOD, OXFORDSHIRE, OX7 6DP

A charming stone-built, three bedroom, detached cottage with far reaching views across open countryside.

Detached cottage • Views to front & rear • Dining room with open fireplace • Sitting room with wood burner • Kitchen with views over the garden • Garden room/conservatory • Two double & one single bedroom • Study • Bathroom & shower room

Burford 4 miles / Kingham 5 miles / Charlbury 5.5 miles (mainline station to London-Paddington) / Chipping Norton 7 miles / Daylesford Farmshop & Café, Daylesford near Kingham 7 miles / Witney 9 miles / Stow-on-the-Wold 10 miles / Woodstock 13.5 miles / Soho Farmhouse, Great Tew 14 miles / Oxford Parkway 22 miles / Oxford city 25 miles / Cheltenham 26 miles
(All distances are approximate)

Enjoying delightful views over open countryside to both front and rear, Meadow View Cottage is the quintessential 'Chocolate Box' cottage with Wisteria and climbing roses adorning the front elevation. Traditionally constructed from stone under a pitched slate roof the property benefits from hardwood (Iroko) windows and has an Iroko garden room / conservatory to the rear. The property has a delightful, secluded cottage garden offering a high degree of privacy which backs onto farmland. It has distinct areas including a patio with pond, lawn, beautiful shrub borders, clipped hedges and a cedar greenhouse. Adjoining the property on the left is an excellent garage/workshop which could subject to the necessary consents be incorporated into the house if further accommodation is needed and it may be possible to extend the property above the kitchen to provide a further bedroom. The accommodation comprises: - Vestibule entrance with openings to sitting room and dining room, both of these rooms benefit from views over the fields to the front, the sitting room has a wood burning stove, exposed beams and pine floorboards whilst the dining room has retained its original fireplace, exposed beams and pine floorboards. Beyond the dining room is a small study, again with views and this has one of the two staircases to the first floor.



To the rear of the property there is a large garden room /conservatory with underfloor heating, a shower room/WC and kitchen with a door to the rear garden. On the first floor there are three bedrooms and a recently re-fitted bathroom. N.B. Two of the bedrooms are interconnecting, please see floor plan.

SITUATION

Shipton-under-Wychwood is a lovely quiet village nestling in the Evenlode Valley. It is surrounded by delightful countryside and offers a good range of facilities, including a post office and general store, three public houses, a doctor's surgery, primary school, and a fine parish church. Further amenities are available locally in the nearby historic market towns of Burford, Charlbury, Chipping Norton, Witney, Stow-on-the-Wold and Woodstock, whilst Oxford, Cheltenham and Stratford-upon-Avon also offer extensive shopping and cultural facilities. All these centres are within easy reach and provide access to the first-rate schooling in the area delivered by a range of state and independent schools. Communications are also excellent. The village has a railway station with links to Oxford, Reading and London-Paddington, with mainline services also available from Charlbury, Swindon and Oxford Parkway, and by road via the A40 / M40, M4 and M5 motorways.

DIRECTIONS (OX7 6DP)

From Burford proceed down the High Street over the bridge to the mini-roundabout, turn right on to the A361 Chipping Norton road. Continue for about 4 miles, following the road into Shipton-under-Wychwood. Turn right onto Upper End and Meadow View Cottage will be on your left hand side.

SERVICES

Mains electricity, water, drainage and gas are connected. Gas fired central heating.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

West Oxfordshire District Council - Council Tax Band E

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555.