



WYCH COURT

HIGH STREET, SHIPTON-UNDER-WYCHWOOD, OX7 6DG

**PENNY &
SINCLAIR**

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OX7 6DG

An impressive five-bedroom barn conversion arranged around a private central courtyard, providing an extensive and comfortable family home including a separate self-contained guest wing. Situated in an open aspect on the edge of Shipton-under-Wychwood – a popular Oxfordshire village bordering the Cotswolds – it is set within a nine acre plot, with wide countryside views westwards across the gardens and grounds towards the Evenlode Valley beyond.

- Detached barn conversion
- Sought-after village location
- Generous living spaces
- Approximately nine acres
- Self-contained guest wing
- Four good-size double bedrooms
- Character features throughout
- High vaulted ceilings
- Large garage and stores

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 / Swindon Railway Station 24 miles / Oxford
Parkway 22 miles / Oxford city 25 miles / Cheltenham 26
miles / Stratford-upon-Avon 28 miles
(All distances are approximate)





Situated off the High Street within the charming and popular village of Shipton-under-Wychwood at the end of a private gravel drive, Wych Court is an impressive and extensive four-bedroom family home with a separate one-bedroom, self-contained guest wing. It was converted from stone-built stables in the late 1970s to create a modern and practical family home and ideal entertaining space, and offers much scope and flexibility for further improvement and development. Mainly arranged on one level around a private, south-facing central courtyard, the house exudes a sense of light and space, and retains many original features, including exposed beams and stonework, and high vaulted ceilings.

From a light and welcoming entrance hall, featuring exposed stone walls and a high ceiling, double doors to the right lead into a stunning approximately 824 sq ft combined drawing room and kitchen-dining room. Arranged around a gas-fired stove with wide stone hearth, the formal drawing room area featuring large windows overlooking the central courtyard, with access also provided via fully glazed double doors. Beyond the drawing room area, separated by a peninsula unit, is the splendid light and airy farmhouse kitchen-dining area with a glazed door at the far end leading out to an attractive west-facing paved terrace, edged with a low stone wall and gardens beyond. Fitted with white painted wall and floor units with white tiled worktops, and ceramic tiled floor, there is a fitted double sink, integrated gas hob, and space for a range of appliances, including a range cooker with gas hob. Off the kitchen-dining area, a door opens into a passageway providing access to four bedrooms with a family bathroom at the end, and leading to a fully glazed door out to the courtyard. The bedrooms are all good-sized doubles with vaulted ceilings, exposed stone walls and windows overlooking the courtyard. There is a separate door off the kitchen to the master suite with its own private bathroom and featuring a large window overlooking the courtyard. To the rear of the entrance hall, an arched doorway fitted with a wrought iron gate leads to a back lobby with a cloakroom off and stairs up to a striking, approximately 613 sq ft dining hall and adjacent study area, built into the eaves with vaulted ceiling and with exposed beams and stone walls. A further door leads into a utility room with access to the garage. Through the back of the garage is secondary access to the separate guest wing. Main access is via a front door off the central courtyard leading into a lobby area with a double bedroom, bathroom and generous combined living area, including a sitting room and kitchen-diner, all overlooking the central courtyard.

Outside, the gardens and grounds, amounting to approximately nine acres, complement the house and provide an impressive setting with beautiful westerly views across the gardens and paddocks towards the Evenlode Valley beyond.







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 6DG)

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. Proceed into the village and turn left off the High Street into the entrance to Grove Farm. Follow the driveway round, passing the offices of Cochranes of Oxford Ltd, and Wych Court is along on the left.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

FIXTURES & FITTINGS

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

TENURE & POSSESSION

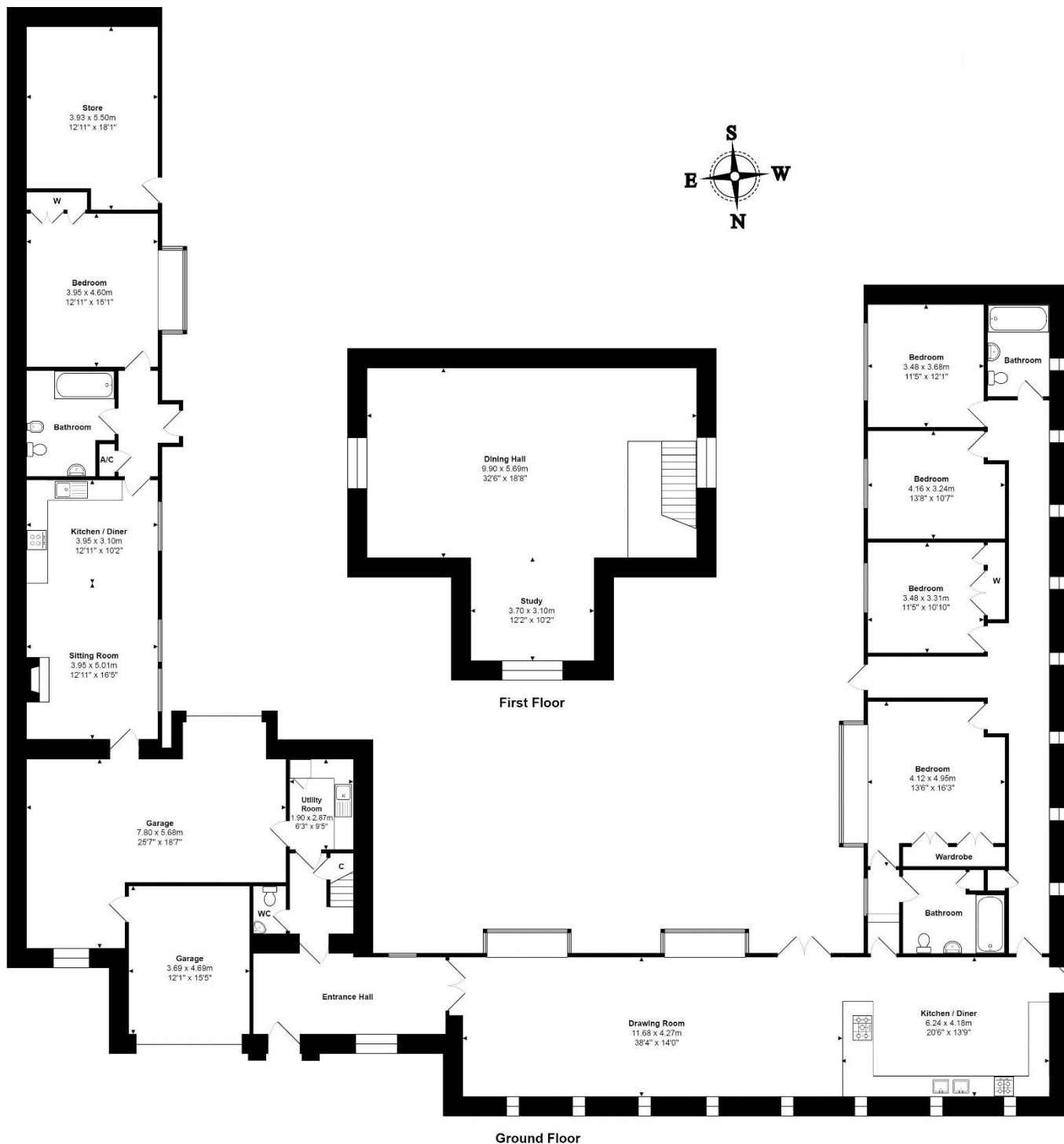
The property is freehold and offers vacant possession on completion.

LOCAL AUTHORITY

West Oxfordshire District Council - Council Tax: Band H.

VIEWING ARRANGEMENTS

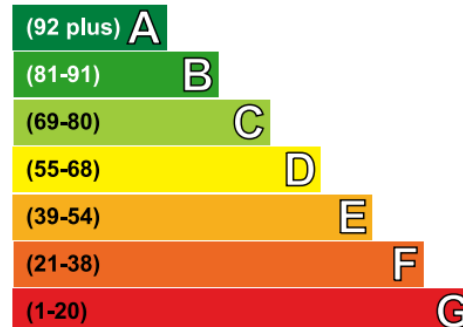
Strictly by appointment with Penny & Sinclair
01993 220555



Approx Gross Internal Area: 425.3 m² ... 4578 ft²

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
36	67

01993 220555

97 High Street,
Burford, OX18 4QA

burford.sales@pennyandsinclair.co.uk

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