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# Tayler & Fletcher



Elgon Bruern Road  
Milton-Under-Wychwood, OX7 6LL  
**Guide Price £1,250,000**





# Elgon Bruern Road

## Milton-Under-Wychwood, OX7 6LL

Built to an extremely high standard throughout this brand new detached house is situated on the edge of the village backing onto fields with countryside views. The property is designed to be highly energy efficient and some choices can be made by the purchaser if a sale is secured in the early stages.

Estimated build completion Nov/Dec 2023.

### LOCATION

Milton-under-Wychwood is a large and thriving Oxfordshire Cotswold village in an Area of Outstanding Natural Beauty. It has a wide range of local amenities including the award winning Hare public house, a village store, post office, dental and veterinary surgeries, hairdressers, primary school and church, with more extensive amenities in the nearby towns. Central to the village is a green and play park. Both Kingham and Charlbury stations offer mainline railway services to London Paddington. Daylesford and Soho Farmhouse are also conveniently located nearby and the Lamb Inn as featured in the Times newspaper is situated in the neighbouring village of Shipton-Under-Wychwood.

### DESCRIPTION

Built from Cotswold natural stone with natural oak framing to bay windows and porch (latter not yet completed) under a Cardinal slate roof. The property is finished to a high specification and affords a high level of energy efficiency throughout having triple glazing, exterior walls are insulated with premium grade insulation. Zoned under floor heating to ground floor, radiators to first floor including dual fuel towel radiators. Heating and hot water from Air Source Heat Pump and solar panels with battery store. The

kitchen is solid timber shaker style doors with bar handles, dove grey to main run and navy blue to island unit, integral appliances.

Predicted EPC rating A. Full specifications are available on request.

### ACCOMMODATION

#### GROUND FLOOR

Hallway

Living Room

Office

Utility Room

Play Room/Bedroom 5

Shower Room

Kitchen/Dining/Family Area

#### FIRST FLOOR

Ensuite Bedroom 1

Ensuite Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom







## OUTSIDE

Driveway with parking to front.

Paved patio and lawn to rear.

## FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

## SERVICES

Mains Electricity, Water and Drainage are connected.

## COUNCIL TAX

Council Tax band TBA. Rate Payable for 2022/ 2023.

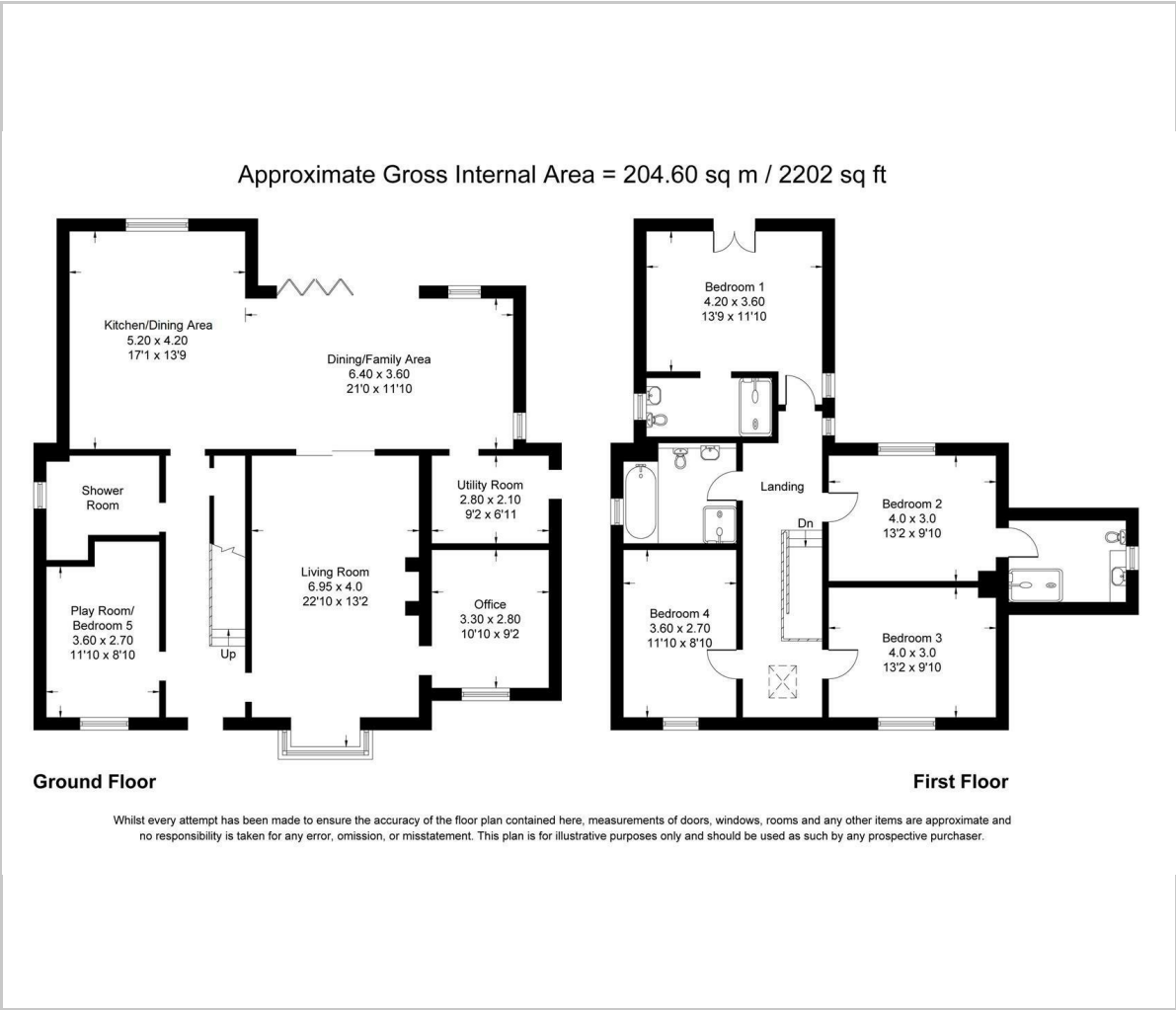
## LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
(Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

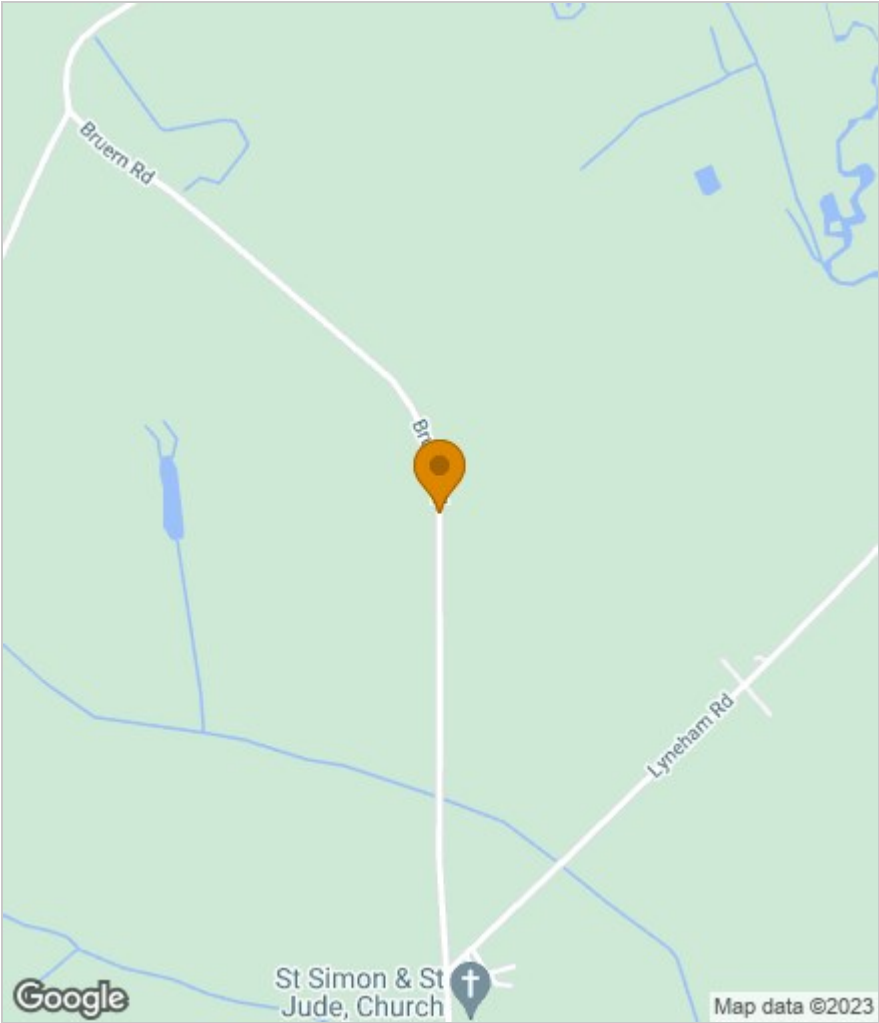
## VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	