



84a High Street
Milton-Under-Wychwood, OX7 6ES
Offers In Excess Of £500,000

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IMMACULATELY PRESENTED PERIOD SEMI DETACHED COTTAGE WITH STUNNING FAR REACHING VIEWS OVER ROLLING COUNTRYSIDE, OFF STREET PARKING AND PRETTY GARDEN.

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

Period semi-detached cottage with stunning far reaching views to rear, the cottage is beautifully presented throughout having been tastefully updated by the present owners. The property has the benefit of gas fired central heating and newly installed double glazing throughout and off street parking.

ACCOMMODATION

GROUND FLOOR

Entrance Porch with windows to

side, tiled floor and door to sitting room.

Sitting Room with stairs to first floor, open fireplace with wood burner, two windows to front, door to kitchen.

Kitchen beautifully fitted with a range of wall and base units, built in washing machine, built in dishwasher, built in oven, 4 ring hob, extractor hood over, window to rear, sink, French doors to rear.

Cloakroom with low level WC, pedestal wash hand basin.

FIRST FLOOR

Landing with two hatches to loft.

Double bedroom with window to rear.

Double bedroom with window to rear.

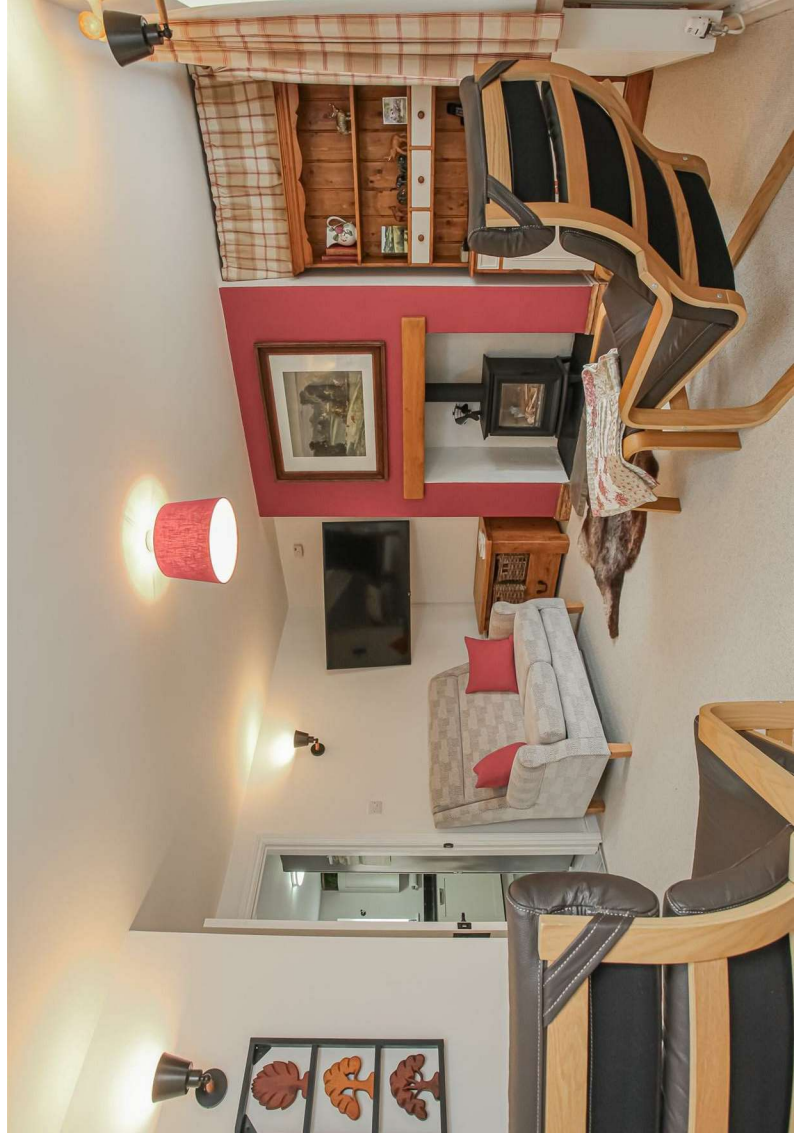
Single bedroom with window to front.

Bathroom with window to front, white suite of panelled bath with shower over, low level WC and pedestal wash hand basin.

OUTSIDE

FRONT

To the front of the property is a gravelled parking area and path to the front



garden. Path to front door, mature shrubs and plants.

There is a Studio/workshop with power and light, double doors to front and window to rear.

Gravelled side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio area, steps up to lawn, with mature shrubs and plants. Wood store, shed.

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 Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

LOCAL AUTHORITY

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

COUNCIL TAX

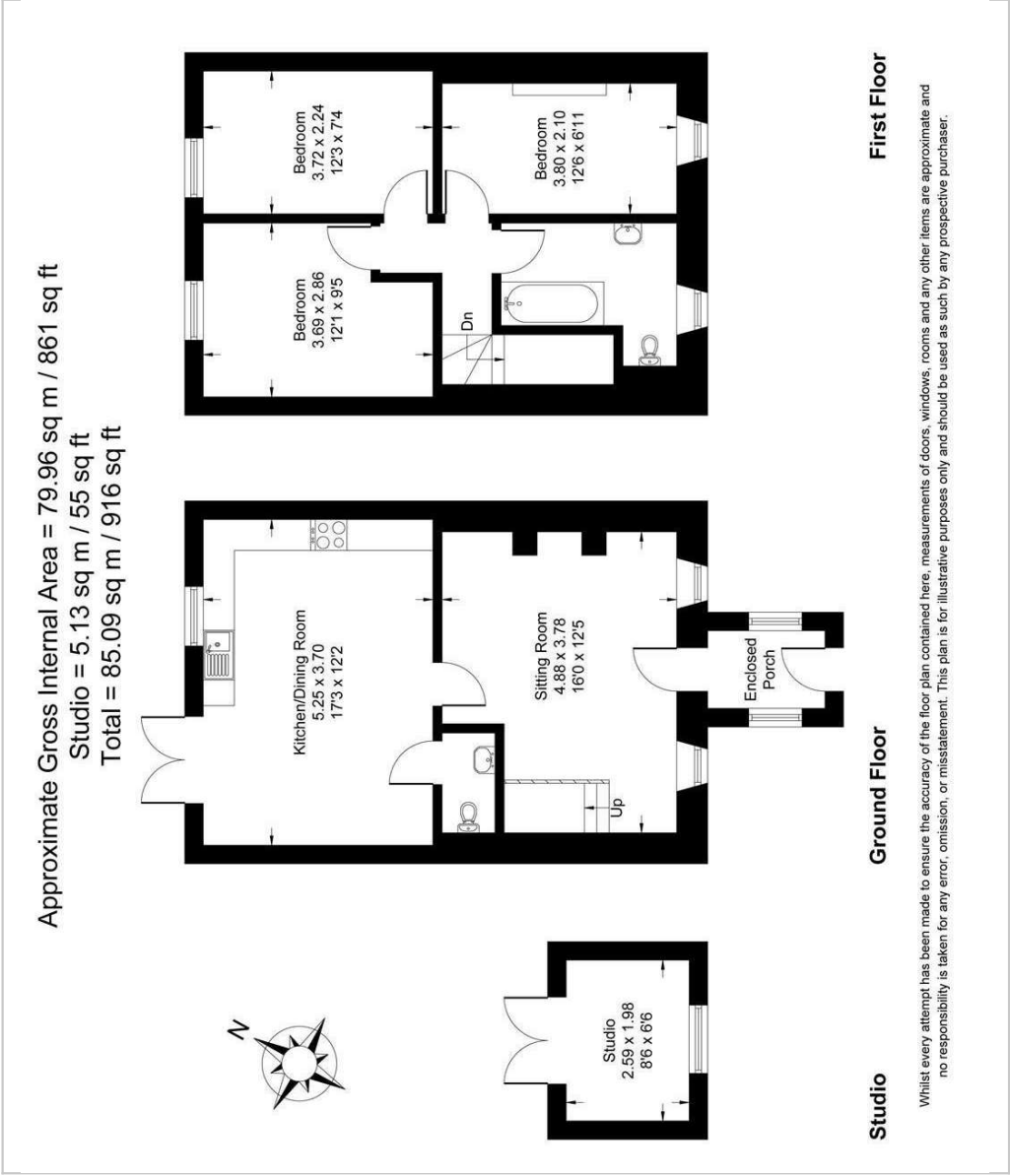
Council Tax band D. Rate Payable for 2023/ 2024 £2177.35

VIEWING

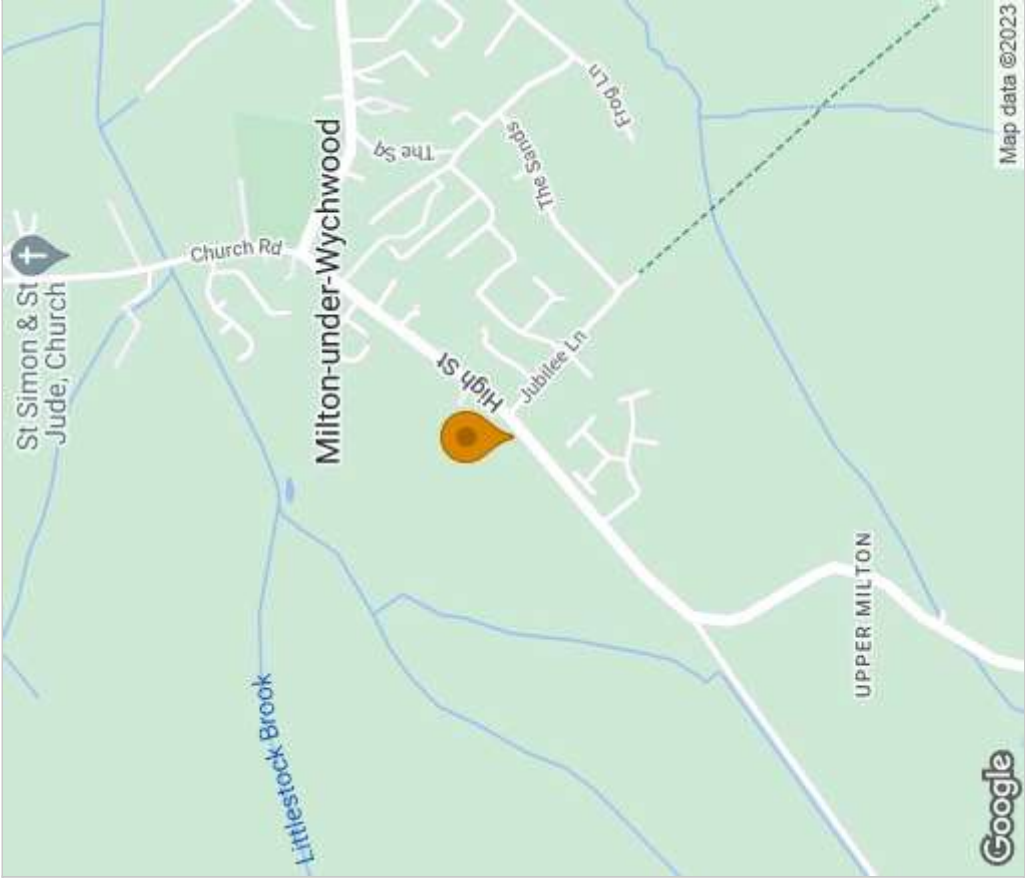
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.

