established 200 years

Tayler & Fletcher

# Upper End House Upper End

Shipton-Under-Wychwood, OX7 6DP

**Guide Price £870,000**

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# Upper End House Upper End

## Shipton-Under-Wychwood, OX7 6DP

*Nestled in this highly desirable location on the edge of Shipton Under Wychwood this 4 bedroom detached property provides a peaceful Cotswold village retreat, while still being within easy reach of local amenities and commuter links.*

### LOCATION

Shipton-under-Wychwood is a thriving West Oxfordshire village in the Cotswolds Area of Outstanding Natural Beauty. The village provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Crown Hotel. The village also has a primary school, village hall and doctors surgery. The adjoining village of Milton Under Wychwood has a wide range of local amenities including the award winning Hare public house, two village stores, post office, dental and veterinary surgeries, hairdressers, Bruern farm shop and café nearby, Rise & Flour bakery and café, Groves hardware store, and Virtue micro brewery. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. Central to the village is a large open green space containing a play park for children. Daylesford and Soho Farmhouse are also conveniently located nearby. The area's larger commercial centres of Witney, Oxford and Cheltenham are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury and Kingham and a request stop in the village itself.

### DESCRIPTION

Formally a bungalow and converted in 2006 Upper End House is a generous and well-proportioned detached property offering flexible accommodation with accommodation arranged over two floors. The ground floor offers a large kitchen/diner and adjacent utility room, cloakroom and study. The front entrance hall area is spacious and is currently used an additional reception/snug, the main reception room has bay windows with views over the fields to the front and large open fireplace with exposed stone chimney breast. The first floor offers 4 good sized bedrooms, one with ensuite, and a generous family bathroom. The property benefits from a parcel of land opposite offering countryside views.

### ACCOMMODATION

### GROUND FLOOR

The ground floor comprises of a beautifully designed open plan kitchen with a breakfast bar and a dining area which has twin bay windows overlooking the rear garden.

There is a utility room to the side of the kitchen which can also be accessed from the outside of the property. Located off the inner hallway is the snug.

The sitting room is spacious consisting of an open log fire with exposed brick for a cosy, country feel and two bay windows

with views to the front garden and paddock beyond.
The cloakroom is adjacent to the sitting and dining rooms, with wash basin and WC, next to this is the study.

## FIRST FLOOR

The family bathroom is spacious and is equipped with a large roll top bath, a walk in shower, wash basin with fitted cupboards underneath and a WC.
There are four good sized double bedrooms, the master bedroom having a contemporary ensuite.

## OUTSIDE

The rear garden is fully enclosed with a natural Cotswold stone wall. The front garden is also fully enclosed and comprises laid to lawn and well maintained flower beds as well as a patio. Parking area and additional area of land is located opposite the property with views over fields.

## 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.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax band E. Rate Payable for 2024/ 2025 £2784.76

## SERVICES

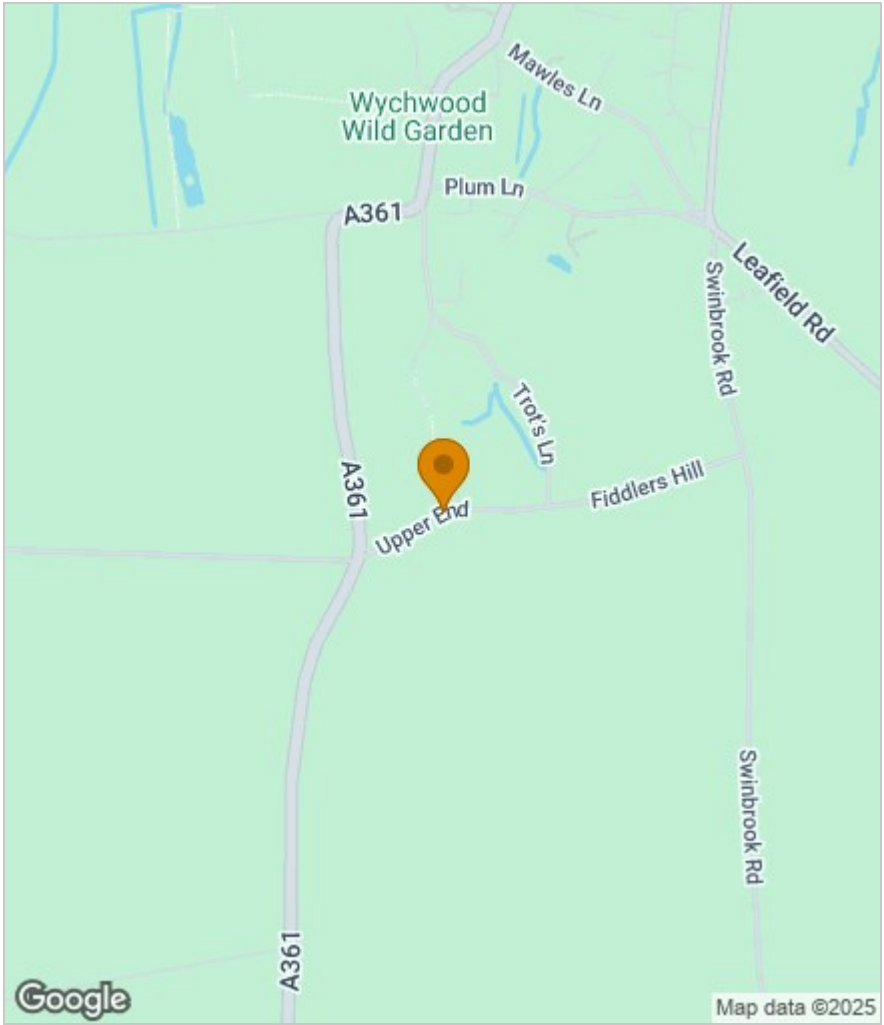
Mains Gas, Electricity, Water and are connected. Gas-fired central heating. Drainage to septic tank.

## 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.

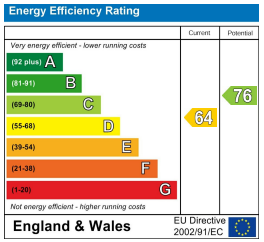
## Floor Plan

## 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.

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