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# Tayler & Fletcher



Myrtle Cottage, 36 High Street  
Milton-Under-Wychwood, Chipping Norton, OX7 6LE  
Guide Price £500,000



## Myrtle Cottage, 36 High Street

Milton-Under-Wychwood, Chipping Norton, OX7 6LE

A charming Cotswold stone cottage, ideally situated just a short stroll from the village's superb amenities.

Accommodation comprises of a sitting room, kitchen/dining room, three bedrooms (1 en suite), and a family bathroom.

Private rear garden, garden studio

### Location

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. The adjoining village of Shipton-Under-Wychwood also 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. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. Central to the village is a green and play park. Daylesford is 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.

### Ground Floor

The front door opens into the spacious sitting room, which features exposed stone walls, timber beams, a window seat, and a fireplace housing a log burner. The sitting room leads through to

the kitchen/dining room, which offers a range of base and wall units, fitted storage cupboards, a cooker with a gas hob, a Belfast sink, space for a fridge/freezer, plumbing for a washing machine, and a door opening out to the garden.

### First Floor

On the first floor, there are two double bedrooms. The principal bedroom benefits from fitted wardrobes and an en suite shower room. There is a further double bedroom enjoying countryside views, along with a family bathroom.

### Second Floor

The second floor provides an additional bedroom or study, featuring a range of storage cupboards set within the eaves.

### Outside

The property is approached via a wrought-iron pedestrian gate opening into the front garden, which is laid mainly to lawn with a pathway leading to the front door. To the rear is a private and enclosed garden, bounded by stone walling and timber fencing. The garden is predominantly lawned, complemented by mature borders and a paved terrace. There is a stone Studio located at the bottom of the garden, which benefits from power, light, and overhead storage.

### Services

Mains water, drainage, gas, and electricity.





### Local Authority

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

### Council Tax

Band D 2025/2026 £2506.30

### What3Words

[mountain.decently.stretcher](https://www.what3words.com/mountain.decently.stretcher)

### Agents Note

The neighbouring property benefits from a pedestrian right of way over part of the garden. In turn, the property enjoys the same pedestrian right of way over the neighbouring garden.

Newly installed boiler as of February 2026.

### Tenure

This property is Freehold.

### Fixtures & Fittings

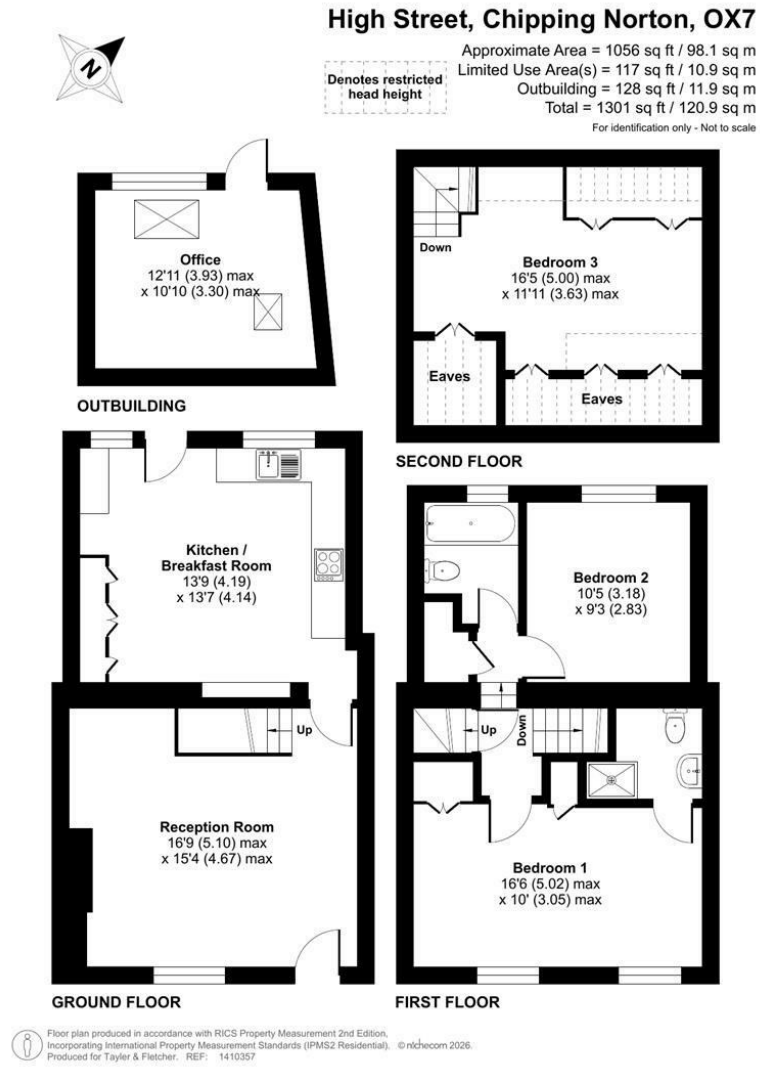
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### Viewing

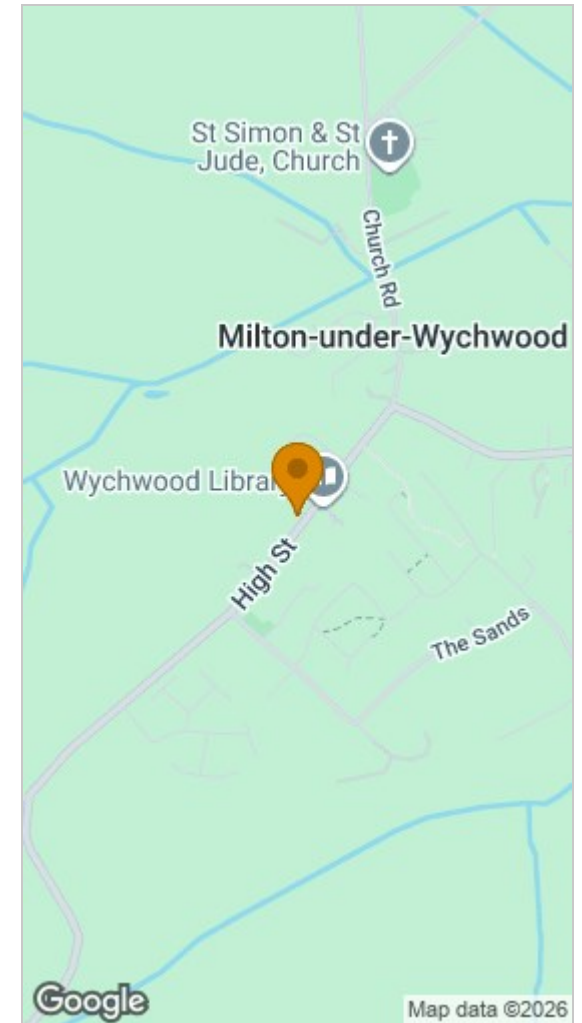
Viewing is strictly via the Sole Agents Talyer and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

