

established 200 years

# Tayler & Fletcher



Kohima Lyneham Road  
Milton Under Wychwood, Chipping Norton, OX7 6LP  
Guide Price £795,000



# Kohima Lyneham Road

Milton Under Wychwood, Chipping Norton, OX7 6LP

Positioned on the fringe of the village in a semi-rural setting, this detached bungalow sits on a large plot of 0.5 acres, and enjoys field views to two aspects. The accommodation requires total refurbishment and includes a lounge, separate dining room, garden room, kitchen with utility, three bedrooms (principal with ensuite and dressing room), a further shower room, and a large single integral garage. The spacious garden is overgrown and includes a dilapidated pool house and pool, offering clear scope for improvement. Driveway parking is provided to the front. Offered with no onward chain.

## 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.

## DESCRIPTION

Situated on the fringe of the village in a desirable semi-rural location with countryside views from two aspects, this three bedroom detached stone bungalow

is accessed through double gates, occupies a large plot and offers excellent scope for improvement.

## ACCOMMODATION

The property offers 1789 Square feet of ground floor accommodation complete with a capacious garden, outbuildings, pool house and single integral garage.

## GROUND FLOOR

The accommodation includes a well-proportioned lounge, a separate dining room, and a garden room providing additional living space.

There are three bedrooms, with the principal bedroom benefiting from an ensuite shower room and dressing room. A spacious kitchen with a utility room off, a separate shower room, and a large single integral garage complete the internal layout.

## OUTSIDE

The garden is notably generous, though now overgrown and requiring attention. Within the grounds stands a substantial pool house containing a swimming pool, currently in a state of significant dilapidation and offering clear potential for refurbishment or repurposing.

Driveway parking is available to the front of the property. The bungalow also enjoys attractive countryside views to two aspects.





## FIXTURES AND 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, and water. Private sewerage via septic tank.

## WAYLEAVES AND EASEMENTS

The lane situated to the right is conveyed to the property Kohima, with a right of access granted to the rear agricultural buildings. Please refer to Tayler and Fletcher for any further information.

## 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

Council Tax Band E , Year 2025 £2,918.03

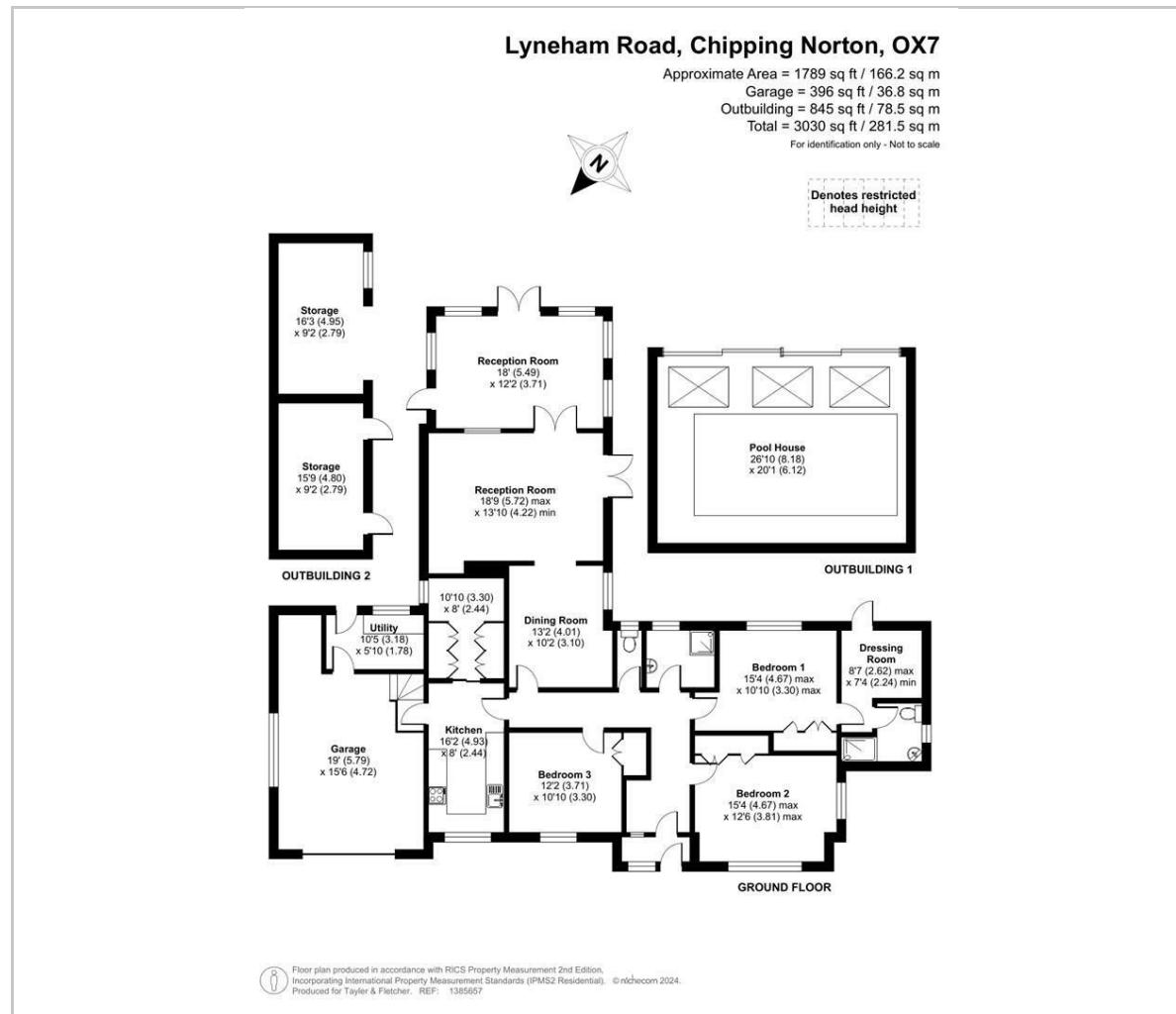
## VIEWINGS

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.

## What3Words

[buzzing.blanket.solicitor](https://what3words.com/buzzing.blanket.solicitor)

## 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) A			91
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			