

established 200 years

# Tayler & Fletcher



1 Brookfield Close

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

**Offers In Excess Of £550,000**





# 1 Brookfield Close

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WELL PRESENTED EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE WITH FLEXIBLE ACCOMMODATION SITUATED ON A CORNER PLOT WITH GARAGE AND PARKING. VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE WHAT THE PROPERTY HAS TO OFFER.

## 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, two village stores, post office, dental and veterinary surgeries, hairdressers, Bruern farm shop and cafe nearby, Rise & Flour bakery and cafe which sells sourdough and serves brunch and lunch, Groves hardware store, and Virtue micro brewery, Sugarboo cake and sweet treats store, primary school and church, with more extensive amenities in the nearby towns such as Burford and Stow. 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 previously featured in the Times newspaper is situated in the neighbouring village of Shipton-Under-Wychwood.

## DESCRIPTION

Well presented carefully and thoughtfully extended family house situated on a corner plot with garage and parking. The property is offered with double glazing and gas fired central heating throughout and no onward chain.

## ACCOMMODATION

## GROUND FLOOR

Comprises front door to

Entrance lobby door to

Entrance Hall with stairs to first floor, door to sitting room and kitchen.

Cloakroom with window to front, wash hand basin and WC.

Sitting Room with deep bay window to side, pocket door to dining area.

Open plan family/dining, kitchen with under floor heating, two pairs of double French doors to rear garden, opening to Kitchen area with window to rear, part vaulted ceiling, central island unit, ceramic sink and drainer, range of wall and base units, range cooker, space for American style fridge freezer, integral dishwasher, door to

Utility with units and plumbing for washing machine and space for tumble dryer, door to

Office/craft room (this is partitioned off from the garage and could be re-instated if wanted).

## FIRST FLOOR

Landing with airing cupboard with shelving and gas fired boiler.







Single Bedroom with sliding door and window to front.

Double Bedroom with window to side and recessed hanging area.

Double Bedroom with window to rear, recessed hanging area.

Family bathroom with window to rear, corner WC, basin and claw and ball bath with rainfall shower over, inset display alcoves.

Principle Double bedroom with window to front, vaulted beamed ceiling, door to dressing area and door to ensuite.

Dressing Room with window to rear.

Ensuite with window to rear, WC, basin and walk in shower with inset display alcoves.

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](http://www.westoxon.gov.uk)

### COUNCIL TAX

Council Tax band D. Rate Payable for 2022/ 2023 £2177.35

### SERVICES

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

### 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.

### OUTSIDE

To the front of the property is a paved path to front door. Gravel driving with parking for two vehicles leading to the Garage with up and over door to front (the rear half has been partitioned off to provide a office/craft room but this could be removed if required) front part of garage for storage.

To the front and left hand side there are mature shrubs and plants and path to side gate leading to access to the rear garden.

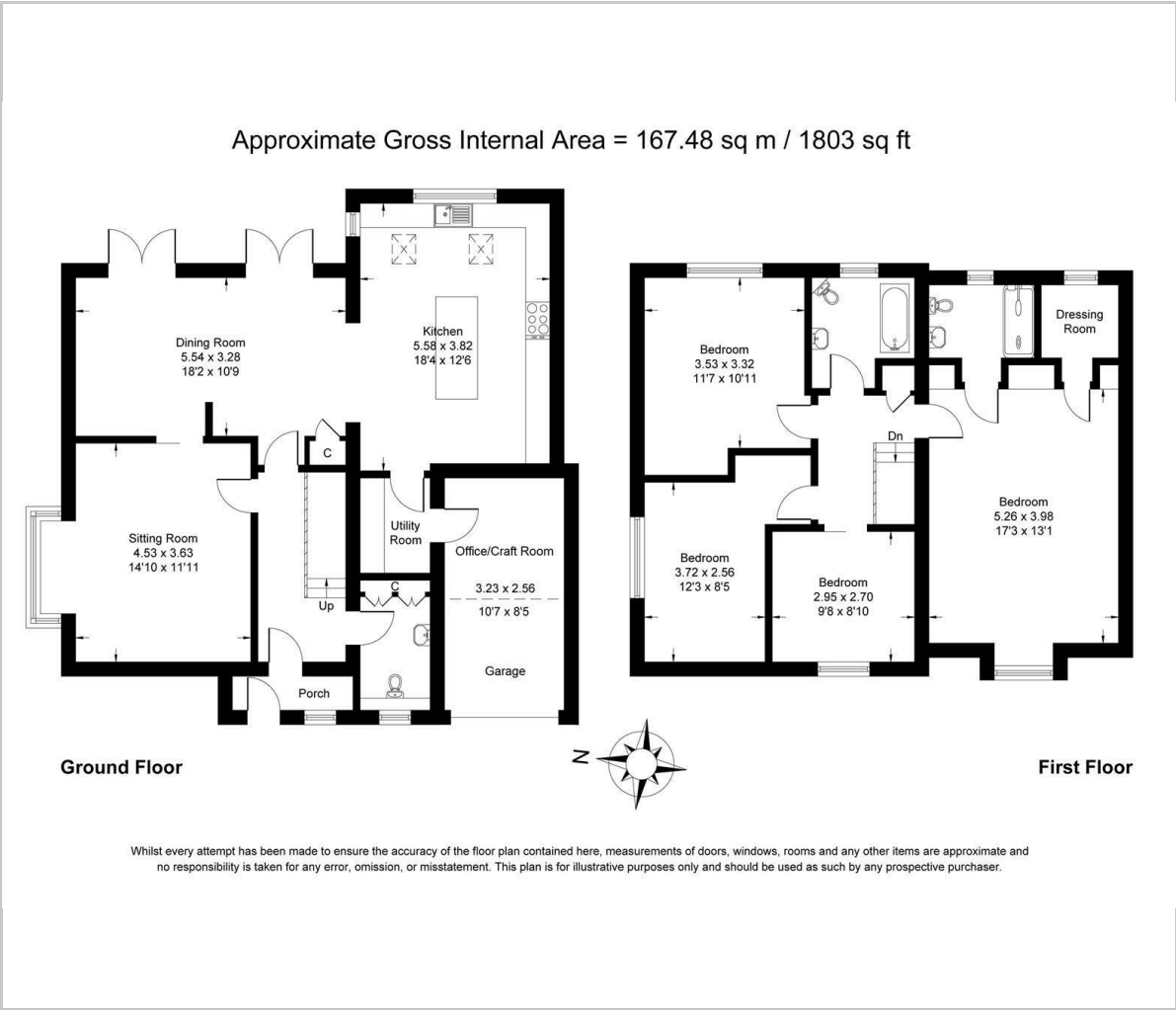
To the rear of the property are two paved patio areas, area laid to artificial grass, raised area with wooden playhouse.

### FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested



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.

