

established 200 years

# Taylor & Fletcher



Faulklands Bruern Road  
Milton under Wychwood, OX7 6LL  
**Offers Over £900,000**



## Faulklands Bruern Road

### Milton under Wychwood, OX7 6LL

*A beautifully presented 1950s detached bungalow on the edge of Milton-under-Wychwood, offering extensive countryside views to the front and rear. Features include a contemporary kitchen/diner, bay-fronted lounge, conservatory, two double bedrooms (master with large en-suite), large utility room/3rd bedroom with access to a cloakroom and a newly fitted family wet room. Outside boasts an extended detached garage, attractive gardens, and extensive gravelled parking.*

#### 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 Hare public house, a village store, post office, dental and veterinary surgeries, primary school and church, with more extensive amenities in the nearby towns. Both Kingham and Charlbury stations offer mainline railway services to London Paddington.

#### ACCOMMODATION

The property features a contemporary kitchen/diner, a bay-fronted lounge enjoying far-reaching rural vistas, and a flexible utility/3rd bedroom with cloakroom. There are two generous double bedrooms, including a master bedroom with a large en-suite, and a newly fitted family wet room. The property also boasts a lovely conservatory which takes advantage of the wonderful countryside views.

#### OUTSIDE

Outside, the home is enhanced by an extended detached garage, an attractive rear garden with mature flora and shrubbery and a useful greenhouse, and extensive gravelled parking to the front, providing ample space for multiple vehicles.

#### TENURE

The property is freehold.

#### SERVICES

Mains water and electricity. Drainage to septic tank. Oil central heating

#### COUNCIL TAX

Band E - £2,918.03 for the year 2025/2026

#### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 1NB  
01993 702944

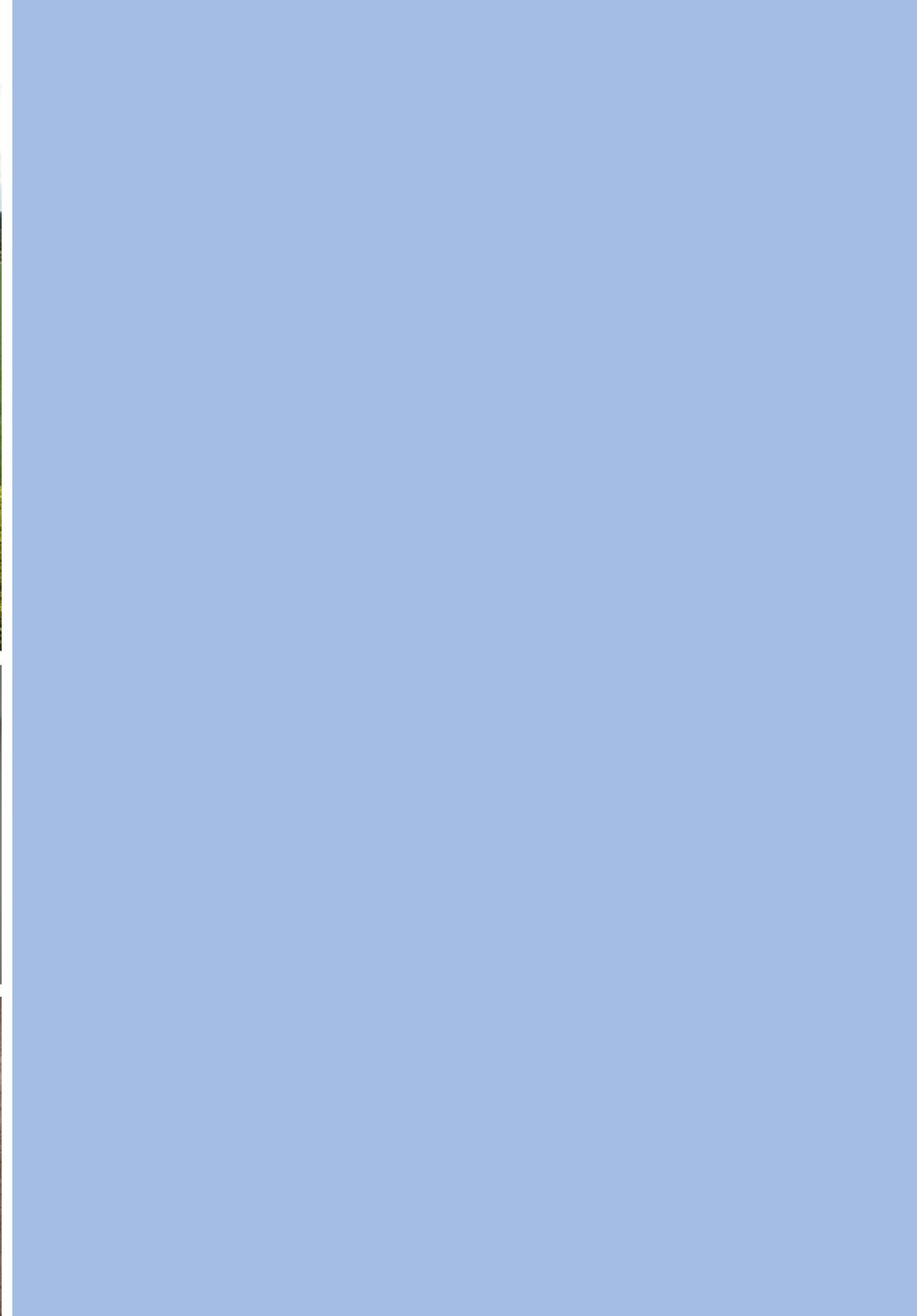
#### FIXTURES & FITTINGS

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.

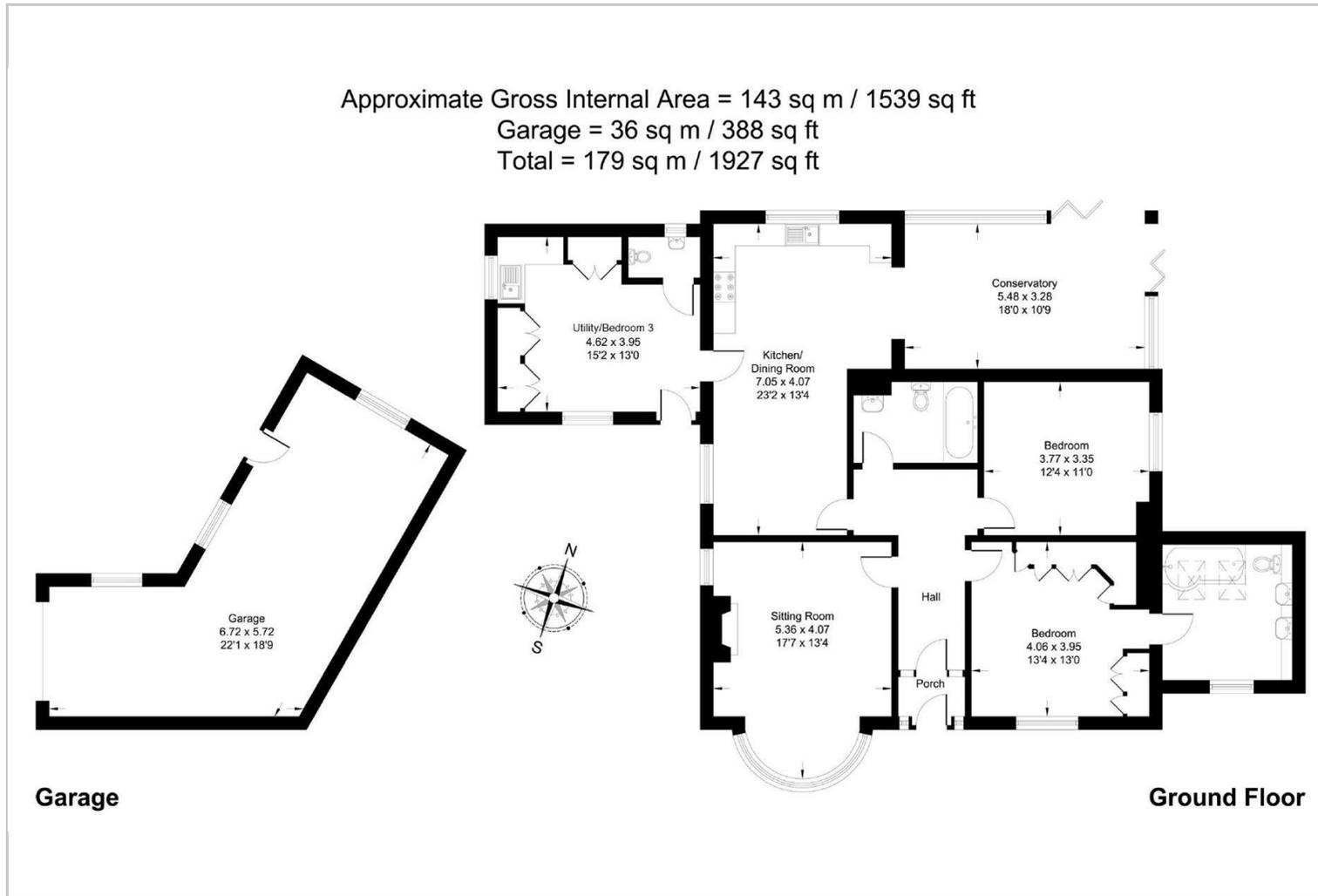
#### VIEWING

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

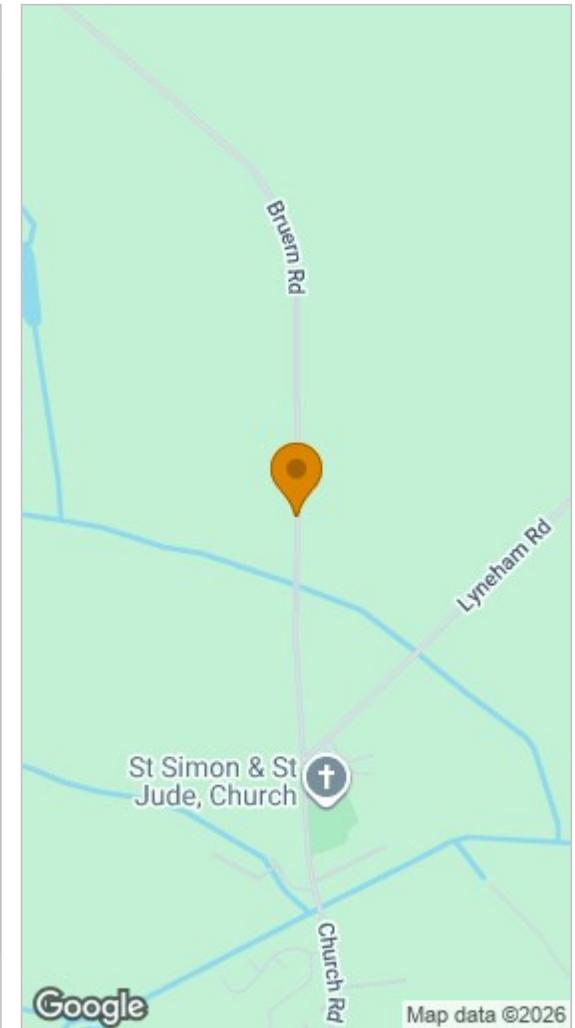




## Floor Plan



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>63</b>
	<b>31</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	