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# Taylor & Fletcher



Carters Barn, 24 Plum Lane  
Shipton-Under-Wychwood, Chipping Norton, OX7 6DZ  
Guide Price £1,150,000



## Carters Barn, 24 Plum Lane

Shipton-under-Wychwood, Chipping Norton, OX7 6DZ

*Situated in an idyllic edge-of-village setting in a quiet location, Carters Barn is a well presented Grade 2 listed 3 storey, 6 bedroom semi detached barn conversion. The property is full of original features including beamed ceilings and stone feature walls set in a secluded courtyard location in this highly desirable village. The property benefits from a detached double garage and parking, a detached stone built outbuilding/studio with a secluded additional garden area to the rear over looking open fields.*

### LOCATION

Carters Barn is located on the edge of Shipton-under-Wychwood, 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 cafe nearby, Rise & Flour bakery and cafe, Groves hardware store, and Virtue micro brewery. More extensive amenities in the nearby towns such as Burford and Stow. Central to the village is a green and play park. 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

Carters Barn is a 3 storey, 6 bedroom property with 3 reception rooms barn conversion offering extremely versatile accommodation throughout ideal for family living or as a delightful holiday home in the Cotswolds. Spacious and well presented, the property was originally built in 1746, converted in 1988 to a high standard throughout and then further extended by the current owners in 1995. The property also offers a wealth of character features including exposed stonework, beams, and fireplace. It has been a much loved family home for many years and offers an ideal opportunity. The property is complemented by a stone outbuilding which could be used as an annexe or home office.

Internally the property offers a spacious dining hall, a further 2 large reception rooms, kitchen, utility, and a cloakroom. On the first floor there are 4 large bedrooms, one with an en suite and a separate family bathroom. On the 2nd floor there is a further 2 large vaulted ceiling bedrooms with beams and a separate shower room.

Externally the barn has parking for several cars along with the large detached double garage which has power, light and a personnel door to the





side. There are lovely mature gardens with lawns, patio areas and shrub and flower beds, there is further area of garden located behind the stone outbuilding /studio. overlooking beautiful countryside.

## ACCOMMODATION

### GROUND FLOOR

Utility Room with fitted wall and base units and Worcester boiler.  
 Dining Hall with flagstone floor, beamed ceiling, floor to ceiling windows with inset glass door to garden.  
 Kitchen with Karndean oak style floor.  
 Large sitting room with beamed ceiling, stone fireplace and patio doors to garden.  
 Large second reception room with beamed ceiling.  
 Cloakroom with WC ,wash hand basin and window.

### FIRST FLOOR

Principle bedroom with dressing room which includes fitted wardrobes and an ensuite.  
 Airing cupboard on landing.  
 Bedroom 2.  
 Bedroom 3.  
 Bedroom 4 with beams and floor to ceiling window overlooking garden.

### SECOND FLOOR

Bedroom 5 with oak beams and full height vaulted ceiling.  
 Bedroom 6 with oak beams and full height vaulted ceiling.  
 Shower Room.

### OUTSIDE

Externally the barn is approached over a gravel driveway and has ample parking for several cars and a detached double garage.

There are large mature gardens with lawns and shrub and flower beds, paved patio areas, one of which has open countryside views to the rear.

A fantastic addition to the accommodation is a detached stone and slate roof out building which could be used as a study/workshop or garden room. It is accessed though double oak doors and has the benefit of an oak floor, windows, electricity, telephone line, water supply and drainage in place.

### 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.

### LOCAL AUTHORITY

West Oxfordshire District Council,  
 Woodgreen,  
 Witney,  
 Oxfordshire OX28 6NB  
 ( T e l : 0 1 9 9 3 8 6 1 0 0 0 )  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

### COUNCIL TAX

### 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.

## 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.

