



Bank Barn, High Street

Shipton-under-Wychwood, OX7 6BA

Offers Over £500,000

Bank Barn, High Street Shipton-under-Wychwood, OX7 6BA

Situated in a tucked away location, parts of Bank Barn date back to the 17th Century, the property was originally a stable and as such has many period features including exposed beams and stonework. The property was converted in the early 1970's to provide a quaint and characterful cottage with the added advantage of a pretty garden, garage and parking.

LOCATION

Bank Barn is located in 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 Shaven Crown Hotel. The village also has a primary school, village hall and doctors surgery and there are further shops and services including a dentist and library in nearby Milton-under-Wychwood. A wider range of facilities may be found in the nearby market towns of Burford and Chipping Norton, while 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 a request stop in the village itself.

DESCRIPTION

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the early 1970's to provide a quaint and characterful cottage with the added advantage of a pretty garden, garage and parking.

ACCOMMODATION

Ground floor accommodation comprises stable door to entrance hall with exposed stone work, door to sitting room with exposed beams and stone work, open fireplace with wood burning stove supplying heating and hot water, stained glass window, two sets of patio doors to rear, door to kitchen, door to conservatory and cloakroom.

From the entrance hall steps up to bathroom and stairs rising to first floor.

FIRST FLOOR

Two bedrooms one with a stained glass window, with views to rear garden, exposed beams.

OUTSIDE

The property is approached over a shared gravel driveway, leading to the garage which is the first on the left hand side with parking for 2 cars to front, tandem parked. Side gate to rear garden. Stable door to cottage.



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.

COUNCIL TAX

Council Tax band D Rate Payable for 2021/ 2022 £2,062.66

LOCAL AUTHORITY

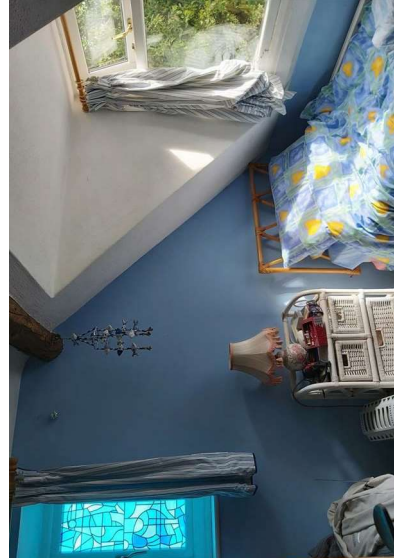
West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

SERVICES

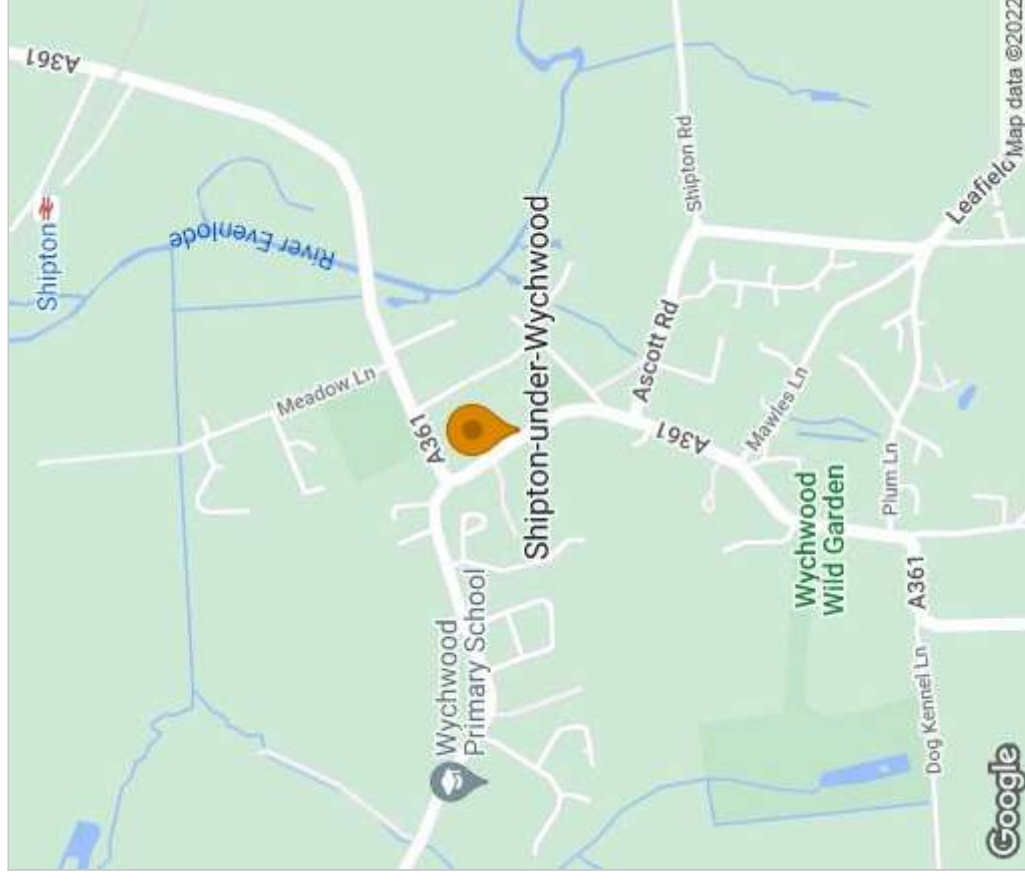
Mains Electricity, Water and Drainage are connected.

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.



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-95%) A			76
(81-91%) B			
(69-80%) C			
(54-64%) D			
(39-54%) E			
(23-39%) F			24
(9-23%) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

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.