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Tayler & Fletcher



3 Wychwood Close
Milton-Under-Wychwood, OX7 6JB
Guide Price £290,000



3 Wychwood Close

Milton-Under-Wychwood, OX7 6JB

This well-presented semi-detached bungalow is located in a quiet cul-de-sac in the sought-after village of Milton Under Wychwood. 3 Wychwood Close boasts excellent decorative order throughout, offering flexible living accommodation along with a recently re-fitted bathroom. Additional features include double glazing, gas-fired central heating, and air conditioning in the dining area perfect to escape the heat in summer. The property is complemented by front and rear gardens, as well as off-street parking, making it a perfect choice for comfortable living.

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 cafe nearby, Rise & Flour bakery and cafe, 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 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

Well presented semi detached bungalow situated in a quiet cul-de-sac in the sought after village of Milton Under

Wychwood. 3 Wychwood Close is presented in excellent decorative order throughout with flexible living accommodation and recently re-fitted bathroom. The property also benefits from double glazing, gas fired central heating and air conditioning in the living areas and has front and rear gardens and off street parking.

ACCOMMODATION

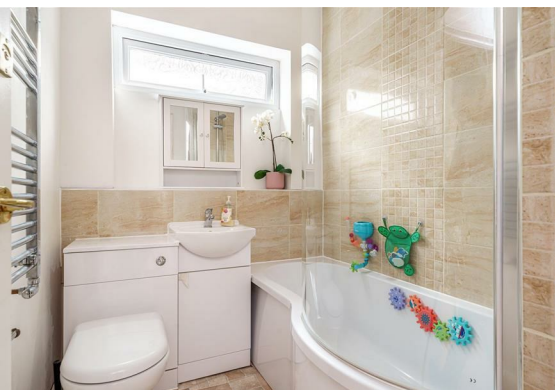
Accommodation comprises uPVC front door to

Kitchen - double glazed window to side, range of wall and base units with wooden work surfaces over, plumbing for washing machine and dishwasher, space for under counter fridge. Built in eye level oven and grill, hob and extractor over. Fuse box. Laminate flooring. Door to side entrance and lean to.

Inner Hall - Laminate flooring, built in storage cupboard with hanging rail and shelf over.

Bathroom - White suite comprising panelled bath with shower over and glazed screen, wash hand basin and WC set in vanity unit, mirrored cupboard above, vinyl flooring, obscure window to side, airing cupboard housing gas fired boiler.





Bedroom 1 - Window to front, opening to walk in

Dressing Room - hanging and shelving.

Bedroom 2 - Window to rear, wall of built in wardrobes with hanging rails and cupboards over.

Living area - Laminate flooring, radiator with fretwork cover, opening to

Dining/Playroom area - Laminate flooring, windows to sides and rear, glazed door to rear.

OUTSIDE

To the front of the property is an open plan garden with driveway to side providing parking, enclosed lean to with light, power and outside tap, sliding glazed door to rear.

The rear garden is laid to lawn with mature shrub and flower borders.

Garage - with glazed door to front (currently used as storage).

SERVICES

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

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.

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen

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

COUNCIL TAX

Council Tax band C. Rate Payable for 2024/ 2025 £2025.28

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.

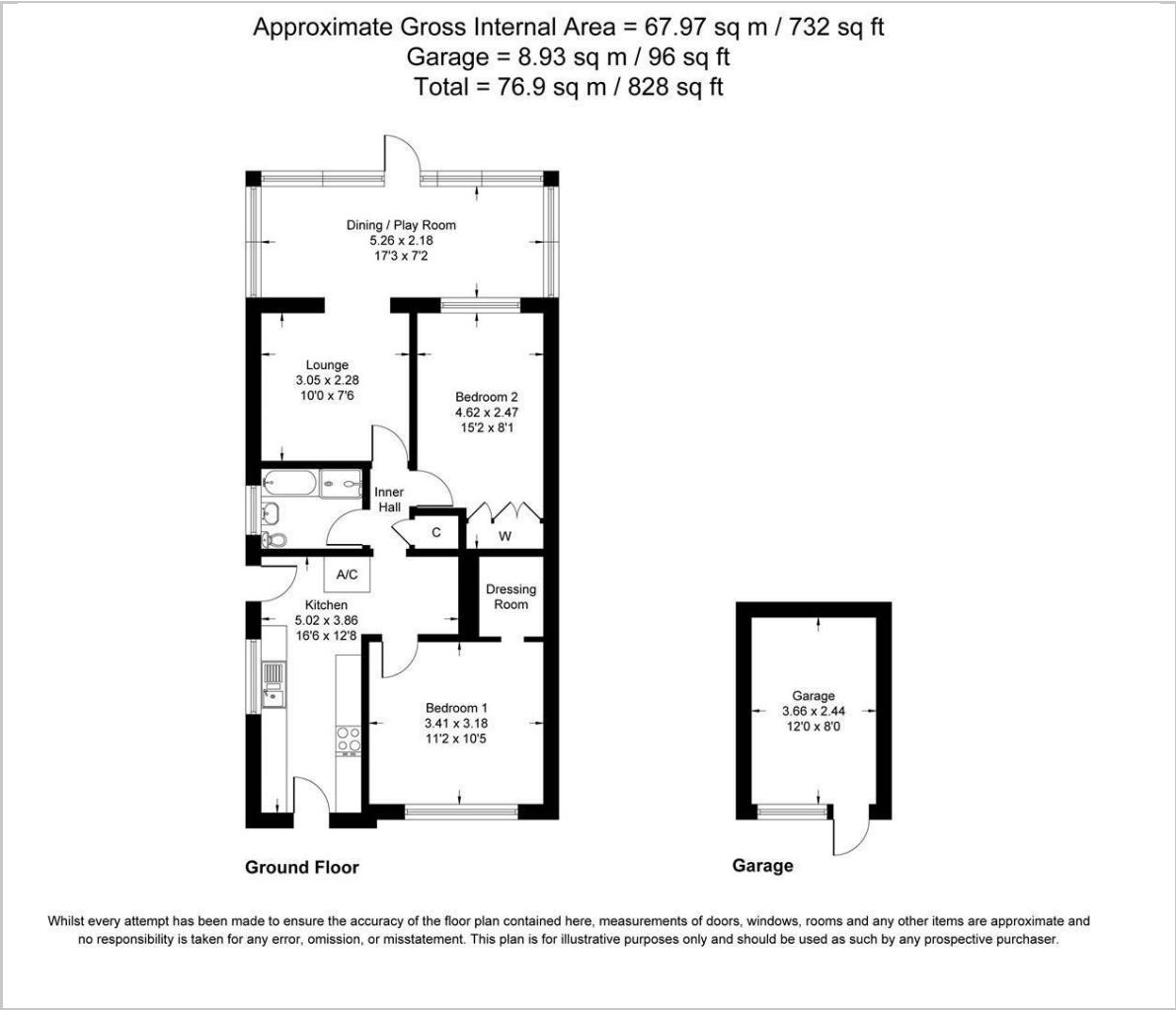
TENURE

The property is freehold.

ESTATE AGENCY ACT

In accordance with section 21 of the Estate Agents Act 1979 we advise that the vendor of 3 Wychwood Close is associated with a member of staff at Tayler and Fletcher.

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.

