established 200 years

Tayler & Fletcher

Pilgrim Cottage, 30 High Street

Milton-Under-Wychwood, OX7 6LE

Guide Price £700,000

3 2 2 D

30, High Street
Milton-Under-Wychwood, OX7 6LE

Located in the heart of this sought-after Cotswold village, Pilgrim Cottage is a beautifully renovated and thoughtfully extended three-bedroom detached home. Believed to date in part from the early 18th century, it is one of the village's oldest properties and retains a wealth of original character features, including exposed beams and an impressive stone fireplaces. This property is offered with no onward chain.

Accommodation briefly comprises utility/boot room, cloakroom, two reception room, kitchen/dining room, three bedrooms (1 en suite), family bathroom, office, west facing garden, timber gazebo.

Location

Milton-under-Wychwood offers an excellent range of local amenities, including the award-winning The Hare public house and the popular Fire & Wine restaurant and wine bar. The village also benefits from a village shop, library, dental and veterinary practices, hairdressers, a café, and the long-established W J Groves & Sons hardware store. The Bruern Farm Shop and Café is also nearby. At the heart of the village is an attractive green with a children's play park. The adjoining village of Shipton-under-Wychwood offers further amenities, including a village shop and post office, petrol station, and well-regarded public houses such as The Wychwood Inn, The Lamb Inn and The Crown Hotel. Shipton also provides a primary school, village hall and GP surgery. More extensive amenities can be found in nearby towns including Burford, Chipping Norton and Stow-on-the-Wold, while the renowned Daylesford Organic Farm Shop is also within easy reach. The larger commercial centres of Witney, Oxford and Cheltenham are all easily accessible, with good road links via the A40 and connections to the M4 to the south. Mainline rail services to London Paddington (approximately 80 minutes) are available from Charlbury and Kingham.

Accomodation

Ground Floor

This beautifully presented period detached cottage boasts an impressive layout spread across two floors. The front door opens into a spacious entrance reception room featuring oak flooring and a charming inglenook fireplace with a wood-burning stove. This inviting space leads in to a second reception room, also finished with oak flooring

and complemented by a stone fireplace with an open fire. There is a practical utility/boot room with plumbing for a washing machine and space for a tumble dryer, alongside a stunning kitchen/dining/family room. This space benefits from a vaulted ceiling, fitted oak units with honed matt granite worktops, tiled flooring, a Rangemaster cooker, and bi-folding doors that open seamlessly onto the rear garden.

A separate office with power, lighting and wifi is accessed externally through a stable door.

First Floor

The principal bedroom is located on the first floor and features built-in wardrobes along with an en-suite bathroom. There is also a separate family bathroom with a shower over the bath, in addition to two double bedrooms, one of which includes fitted wardrobes.

Outside

Gates from the High Street open onto a private pathway leading to the property and its gardens. To the rear, the enclosed garden enjoys a desirable westerly aspect with attractive views across open fields. Predominantly laid to lawn, it also features a paved seating area ideal for al-fresco dining, well-established borders, fruit trees, a pond, a useful log store, a large secure shed, and a timber gazebo, creating a versatile space to be enjoyed throughout the year. The vendors currently park on the street directly in front of their gates.

Services

Mains water, gas, electricity, and drainage. Gas fired central heating.

Tenure

The property is Freehold.

What3Words

///embedded.narrating.bagpipes

Local Authority

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

Council Tax

Council Tax band E | £3,063.25 payable for the year 2026 to 2027.

Viewings

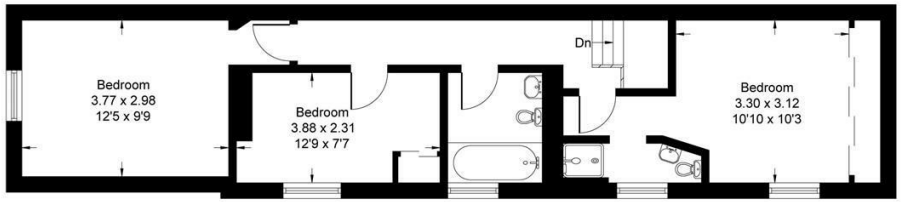
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Fixtures and Fittings

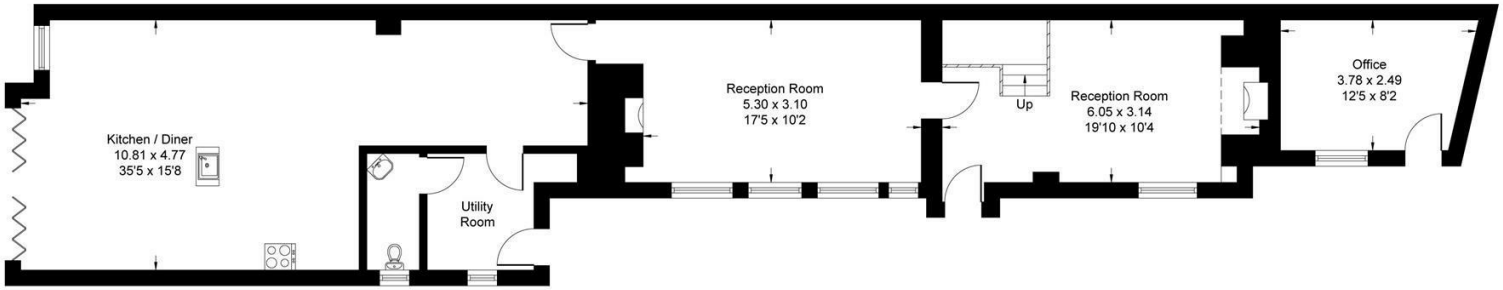
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Floor Plan

Approximate Gross Internal Area = 148.41 sq m / 1597.47 sq ft



First Floor



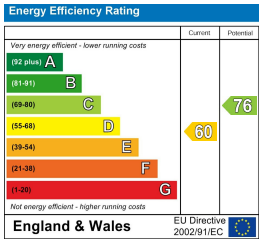
Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS
Tel: 01608 644344 Email: cnorton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk