

established 200 years

# Taylor & Fletcher



31 Elm Grove  
Milton-Under-Wychwood, Chipping Norton, OX7 6EF  
Offers In Excess Of £550,000



## 31 Elm Grove

Milton-Under-Wychwood, Chipping Norton, OX7 6EF

SITUATED IN A SOUGHT AFTER VILLAGE CUL-DE-SAC THIS FOUR BEDROOM DETACHED FAMILY HOUSE HAS SPACIOUS FLEXIBLE ACCOMMODATION. THE PROPERTY IS LOCATED CLOSE TO THE EXTENSIVE VILLAGE CENTRE FACILITIES INCLUDING THE LOCAL SCHOOL.

NO ONWARD CHAIN.

### 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 award winning Hare public house, a village store, post office, dental and veterinary surgeries, hairdressers, primary school and church, with more extensive amenities in the nearby towns. Central to the village is a green and play park. Both Kingham and Charlbury stations offer mainline railway services to London Paddington. Daylesford and Soho Farmhouse are also conveniently located nearby and the Lamb Inn as featured in the Times newspaper is situated in the neighbouring village of Shipton-Under-Wychwood.

### DESCRIPTION

Detached family house with spacious flexible accommodation. The property is situated in a sought after cul-de-sac, close to extensive village centre facilities and a short walk to the local primary school and countryside walks. The property has the benefit of gas fired central heating and double glazing throughout.

### ACCOMMODATION

#### GROUND FLOOR

Canopy porch - front door to

Entrance hall - stairs rising to first floor

Cloakroom - WC and basin.

Living Room - bay window to front.

Kitchen/diner - fitted with a range of wall and base units, work surfaces over, stainless steel sink, built in oven and hob, built in fridge and dishwasher, glazed doors from the dining area to

Conservatory - windows to side and rear and double doors to side.

Utility - pedestrian door to garage, door to rear, units and sink, plumbing for washing machine.

#### FIRST FLOOR

Landing - stairs to ground floor, airing cupboard.

Master bedroom 1 - window to front, built in double wardrobes, door to

Ensuite shower room - window to side, shower cubicle, WC and basin.

Bedroom 2 - window to front, built in wardrobe.

Bedroom 3 - window to rear, built in wardrobe



Family bathroom - window to rear, bath with shower over, WC and basin.

### **OUTSIDE**

To the front of the property is a tarmac driveway providing parking and leading to the integral Garage. The front garden is mainly laid to lawn with mature shrubs. Immediately to the rear is a paved patio area and further area of lawn with mature shrubs and plants.

### **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.

### **COUNCIL TAX**

Council Tax band E. Rate Payable for 2023/ 2024 £2661.21

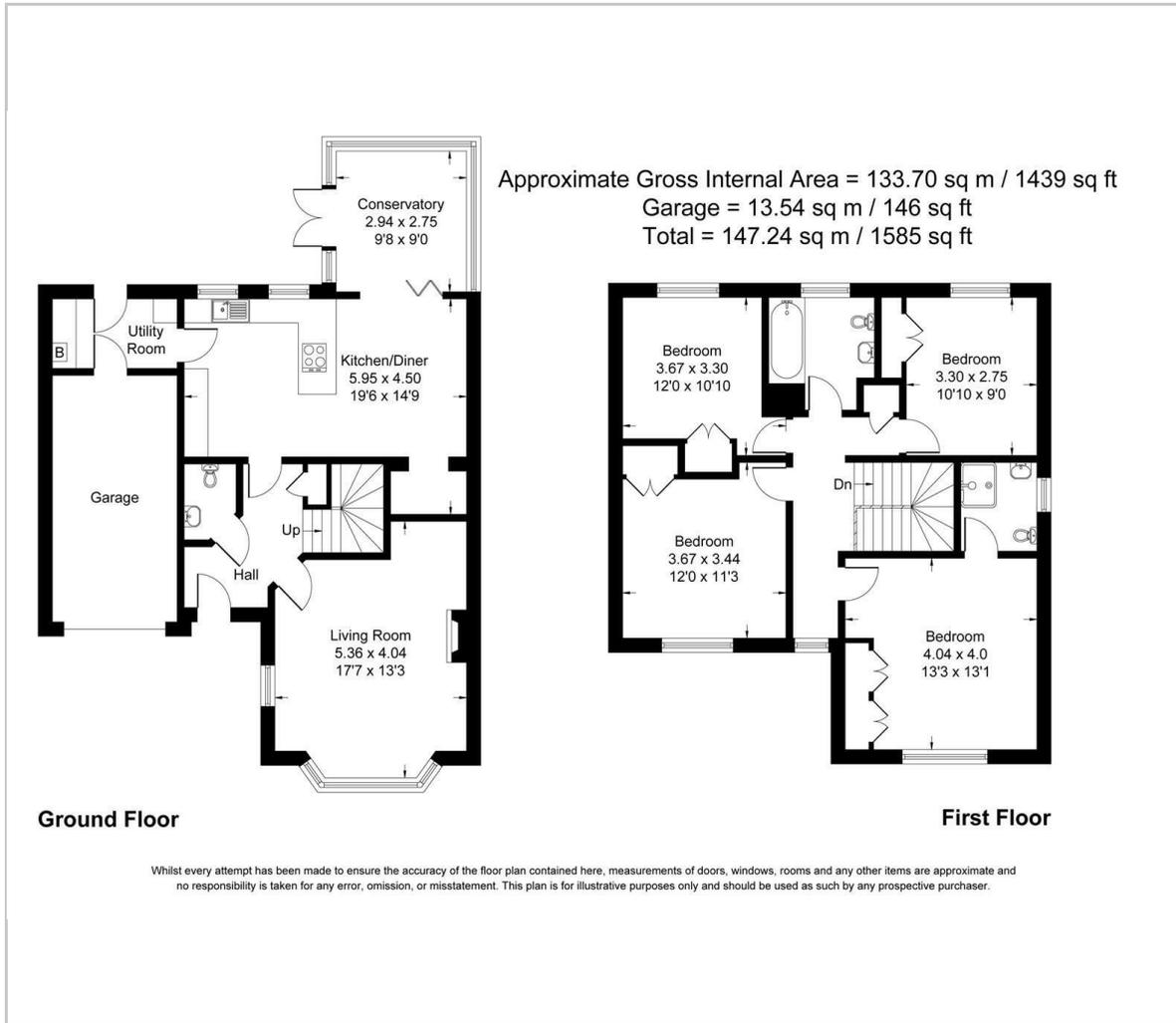
### **LOCAL AUTHORITY**

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

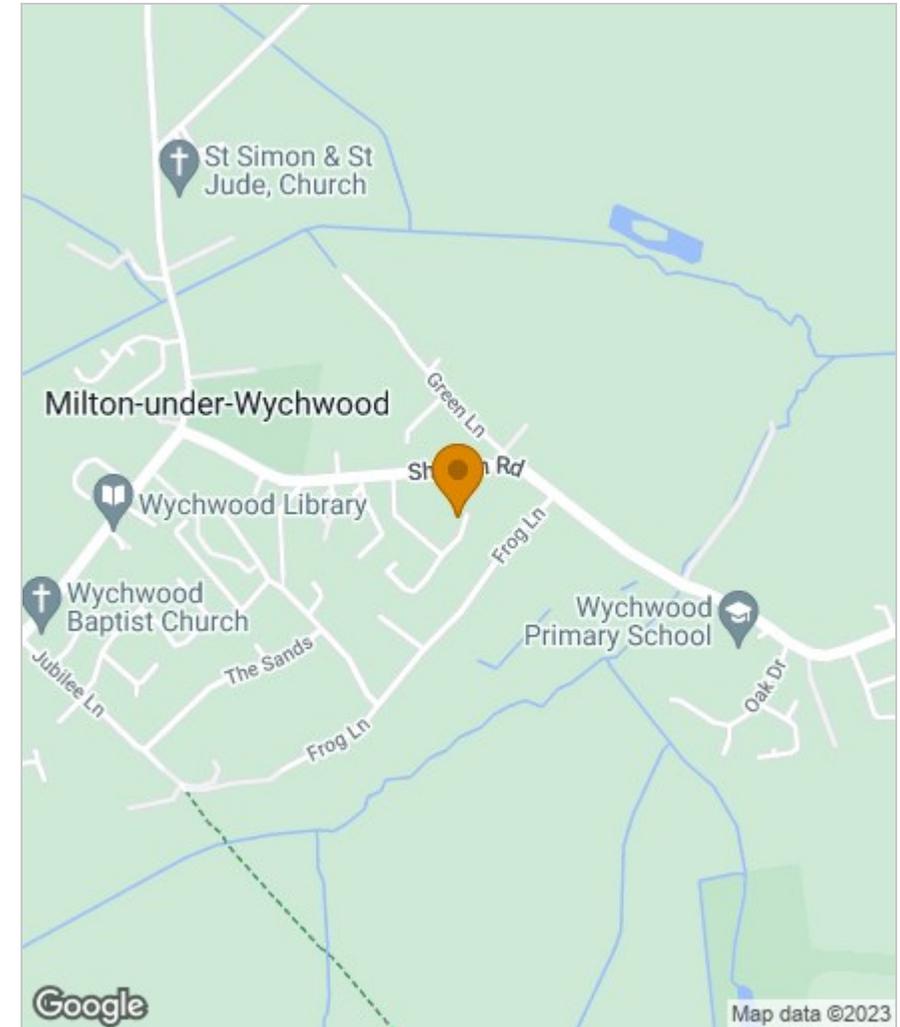
### **VIEWING**

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.

