established 200 years

Tayler & Fletcher

Bittern, 1 High Fields

Milton Under Wychwood, OX7 6WL

Offers In Excess Of £800,000

4 2 2

Bittern, 1 High Fields

Milton Under Wychwood, OX7 6WL

A brand-new development of five properties, constructed from authentic Cotswold stone beneath a Cardinal slate roof. Built to the highest specification, each home is exceptionally energy efficient and benefits from a 10-year warranty.

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 café nearby, Rise & Flour bakery and café, 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 is 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

Bittern is one of five energy-efficient properties built by a local developer, in the highly sought-after village of Milton Under Wychwood. This luxurious detached property has been finished to the highest specifications and includes a Neptune kitchen with Neff appliances. There is engineered oak flooring and Italian porcelain floors to the hall, cloakroom and utility with under floor heating throughout. Heating and hot water is supplied by air source heat pumps and Solar Photovoltaic panels with battery storage, all rooms are individually zoned with heating controls and mechanical ventilation with heat recovery system. Windows are triple glazed and the lounge is fitted with a wood burner.

ACCOMMODATION

GROUND FLOOR

Oak and tiled roof canopy with Main door and hard-wired ring doorbell system to entrance hallway, stairs to 1st floor.

Cloakroom and stores

Living room dual aspect with wooden floors, Defra approved eco wood burning stove and feature natural stone walling, French doors open to rear South facing patio.

Open plan kitchen diner with Neptune fitted kitchen featuring a lifetime guarantee, high quality kitchen appliances with five year warranty including, dual steam ovens, dishwasher, full height fridge and separate freezer, Island hob and breakfast bar.
Two sets of French doors from dining area leading onto S facing patio and gardens.

Boot room complemented with Neptune fitted units including space and plumbing for washing machine and separate dryer. Separate access to side courtyard.

FIRST FLOOR

Landing with access to full height loft space / hobby space, fully decorated and carpeted complete lighting and power together with fitted access ladder.

Principle bedroom with window to rear, en suite shower room featuring high quality sanitaryware and tiles demisting and illuminated mirror.

Bedroom 2 with window to front, space for super king sized bed and wardrobes, separate storage cupboard (insert aspect and views)

Bedroom 3 with window to front, space for king sized bed and wardrobes, separate storage cupboard (insert aspect and views)

Bedroom 4 / Home office with window to rear, storage cupboard (insert aspect and views)

Family bathroom with quality sanitary Ware and tiles throughout Bluetooth mirror with demisting feature.

OUTSIDE

The front of the property has a stone boundary wall with 'cock and hen' topping, to the side of the property features a sunny courtyard area, a further oak and tiled roof canopy and dedicated access direct to the boot room and hot and cold outside taps / dog wash station.

To the rear is a good sized south facing patio area ideal for dining and socialising and a separate enclosed space laid to lawn.

Garden gate lead to dedicated parking for 2 cars complete with EV charging point.

SERVICES & ENERGY EFFICIENCY

Mains water, electricity and drainage. Air source heat pump drainage and battery solar storage. The property is prewired with wireless Internet access points throughout, including externally to the garden to provide exceptional WiFi coverage through the whole property.

Mechanical Ventilation with heat recovery system extracts stale, warm air from the property while simultaneously supplying fresh, filtered, and pre-warmed air, improving indoor air quality and energy efficiency.

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
(Tel: 01993 861000)
www.westoxon.gov.uk

COUNCIL TAX

NEW BUILD , RATE NOT AVAILABLE YET

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.

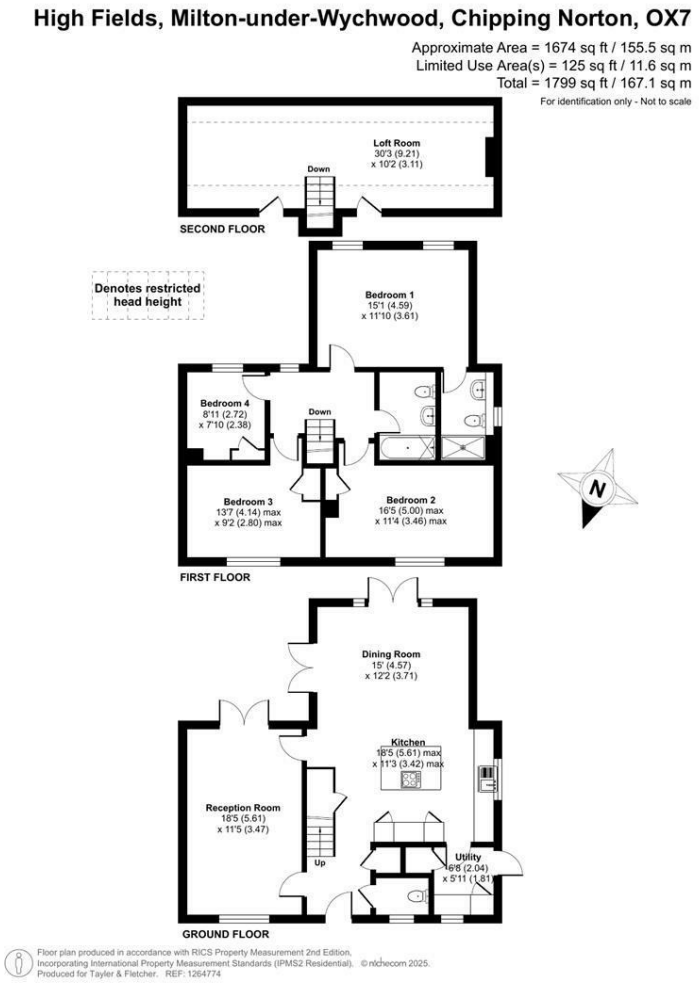
TENURE

The property is freehold with a private gated driveway shared between the other properties.

EPC

EPC to follow (anticipated A rating).

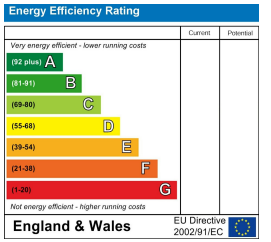
Floor Plan



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.

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