

established 200 years

# Taylor & Fletcher



61 Elm Grove

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

**Offers In Excess Of £650,000**



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## 61 Elm Grove

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

*A substantial 4 bedroom detached house with spacious flexible accommodation. Situated in a cul-de-sac with just one other property in this sought after residential area close to village centre facilities and short walk to the village school and countryside walks. The property is well presented and maintained throughout with the benefit of gas fired central heating and double glazing.*

### 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

Situated in a tucked away spot in this sought after residential area close to village centre facilities and short walk to the village school and countryside walks. 61 Elm Grove is a substantial detached family house with spacious flexible accommodation.

### ACCOMMODATION

The property is well presented and maintained throughout with the benefit of gas fire central heating and double glazing.

### GROUND FLOOR

Double glazed front door to spacious entrance hall with double built in coat cupboard, stairs rising to first floor.

Down stairs cloakroom / wet room.

Fitted kitchen with eye level double oven, gas hob with extractor hood, under-sink water softener system, window to rear garden.

Utility room with door leading to rear garden, gas fired boiler, electric fuse board, sink, plumbing for washing





machine and space for dryer.

Dining Room can be used as Snug / Family Room.

Reception Room - Double fully glazed doors leading into room, Stone feature fireplace with gas fire insert, large sliding patio doors to rear garden.

Study with window to the front.

### FIRST FLOOR

Landing - airing cupboard with hot water cylinder and shelving, hatch to loft.

The principal bedroom has 2 built in double fitted wardrobes, dual aspect windows, door to Ensuite, double shower unit, WC, basin, built in storage unit, heated towel rail.

Bedroom 2 is a good sized double, with built in fitted double wardrobe and dual aspect windows.

Bedroom 3 is a good sized double, 2 built in double fitted wardrobes.

Bedroom 4 built in fitted double wardrobe.

Family Bathroom with heated towel rail, bath, WC and basin.

### OUTSIDE

Double garage with driveway parking for 4 cars.

### REAR GARDEN

Private walled garden mainly laid to lawn with mature shrubs and plants. There is a paved patio, greenhouse, personal door to garage.

### COUNCIL TAX

Council Tax Band F - £3620.21 Per Annum for year 2025/2026

### SERVICES

Mains Gas, Electricity, Water and Drainage.

### 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.

### 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.

### What3Words

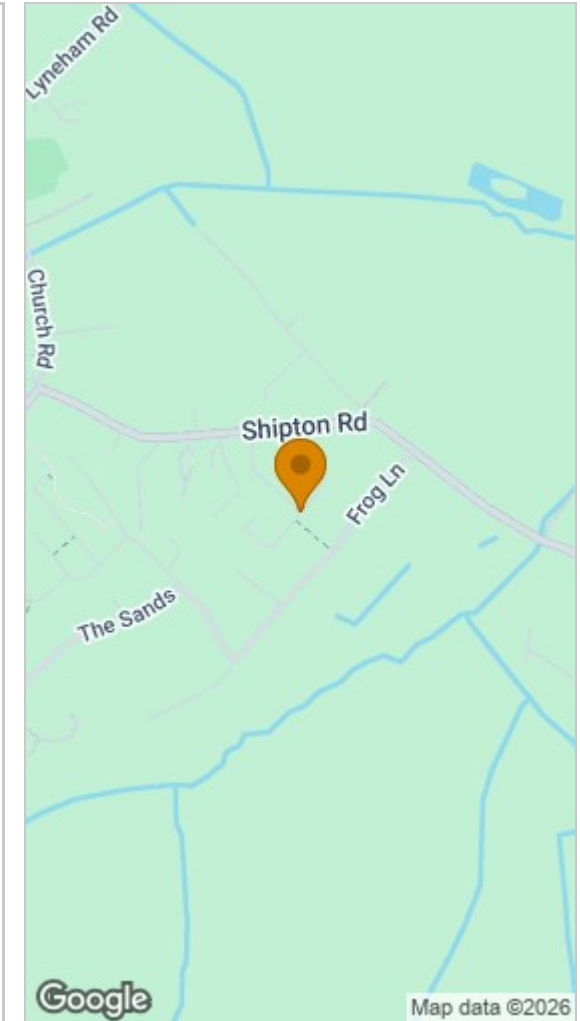
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## Floor Plan



## 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.

