

established 200 years

Taylor & Fletcher



3 BLENHEIM COTTAGES
Burford Road, Shipton-under-Wychwood

Burford 4 miles, Cheltenham 26 miles, Cirencester 21 miles, Oxford 26 miles. Rail - Charlbury 7 miles, Kingham 5 miles, Shipton-under-Wychwood 2 miles.

3 Blenheim Cottages

Burford Road

Shipton-under-Wychwood

Oxfordshire

OX7 6DW

A CHARMING END TERRACED FOUR BEDROOM PERIOD COTTAGE THAT HAS BEEN SUB-DIVIDED TO PROVIDE MULTI GENERATIONAL LIVING WITH A PRIVATE REAR SOUTH FACING GARDEN AND OFF ROAD PARKING FOR MULTIPLE CARS LOCATED CLOSE TO BURFORD.

- End Terrace Cottage
- Multi Generational Living
- Four Bedrooms / Two Bathrooms
- Kitchen
- Sitting Room
- Kitchen - Dining Room
- Private South Facing Garden
- Off Road Parking
- Close to Local Amenities

Guide price £399,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 820913

LOCATION

3 Blenheim Cottages is located on the edge of Shipton-under-Wychwood, a thriving West Oxfordshire village in the Cotswolds Area of Outstanding Natural Beauty. The village provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Shaven Crown Hotel. The village also has a primary school, village hall and doctors surgery and there are further shops and services including a library in nearby Milton-under-Wychwood.

A wider range of facilities may be found in the nearby medieval town of Burford, famous for being the southern gateway to the Cotswolds and set on the River Windrush. Burford provides an excellent range of local shops and amenities, including a baker, butcher, post office, general store, library and doctor's surgery. In addition, there are antique shops, boutiques, restaurants, famous coaching inns and public houses.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's towards Faringdon.

From Shipton-under-Wychwood, the area's larger commercial centres of Cheltenham (26 miles), Cirencester (21 miles) and Oxford (26 miles) 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) at Charlbury (7 miles), Kingham (5 miles) and Shipton-under-Wychwood (2 miles) and a comprehensive local bus network.

DESCRIPTION

3 Blenheim Cottages is a charming end terraced period cottage that has been sub-divided by the current owner to facilitate multi generational living. The property comprises an entrance hall, sitting room and kitchen in one half downstairs whilst the other half comprises an entrance porch, office, Kitchen - dining room and bathroom. The office could be used as a fourth bedroom if desired. Whilst upstairs features one bedroom and bathroom in one half with two bedrooms in the other half. There is a private rear south facing garden backing onto open fields with a driveway to the front of the property providing off road parking for multiple cars.

Approach

Gravelled driveway leads to timber framed front door to:

Entrance Hall

Timber flooring. Double glazed window to the front elevation. Timber framed door to:

Sitting Room

Recessed fireplace with stone surround and electric Rayburn stove. Timber flooring. Double glazed windows to the front and rear elevations. Timber framed door to:





Kitchen

Fitted kitchen with range of cupboards and drawers. Laminate work surfaces. Stainless steel sink unit with mixer tap. Electric oven and grill with four ring hob above. Space and plumbing for washing machine and tumble dryer. Timber flooring. Double glazed window to the side elevation. From the outside of the property, timber framed door to:

Porch

Timber flooring. Velux double glazed window to the side elevation. Proceed through to:

Office - Bedroom 4

Continuation of timber flooring. Double glazed window to the front elevation. From the porch, timber framed door to:



Hallway

Timber framed door to below stairs cupboard housing the hot water tank. Double glazed window to the front elevation. Proceed through to:



Kitchen - Dining Room

Recessed fireplace with stone surround and wood burning stove. Exposed stone walls and exposed oak timber beams. Fitted kitchen with range of cupboards and drawers. Laminate work surfaces. Stainless steel sink unit with mixer tap and tiled splashback. Electric oven and grill with four ring hob and extractor above. Space and plumbing for washing machine and tumble dryer. Timber flooring. Double glazed windows to the rear elevation. Timber framed doors with glazed insert panels providing direct access into the garden. From the hallway, timber framed door to:

Family Bathroom

Low level WC, wash hand basin. Panelled bath with shower attachment. Wall mounted vanity cupboard. Part tiled walls. Recessed fireplace with oak timber beam above. Double glazed window to the rear elevation. From the hallway, stairs with timber balustrade rise to first floor landing with timber framed door to:

Bedroom 3

Exposed stone walls and exposed oak timber beams. Double glazed windows to the front and rear elevations. From the first floor landing, timber framed door to:



Master Bedroom

Vaulted ceiling with exposed oak timber beams. Double glazed windows to the front and rear elevations. Timber framed door to:



En Suite Bathroom

Low level WC, wash hand basin. Panelled bath with shower attachment. Wall mounted vanity cupboard. Double glazed window to the side elevation. Timber framed door to:

First Floor Landing

Double glazed window to the side elevation. Timber framed door to:

Bedroom 2

Exposed oak timber beams. Double glazed windows to the side elevations.

OUTSIDE

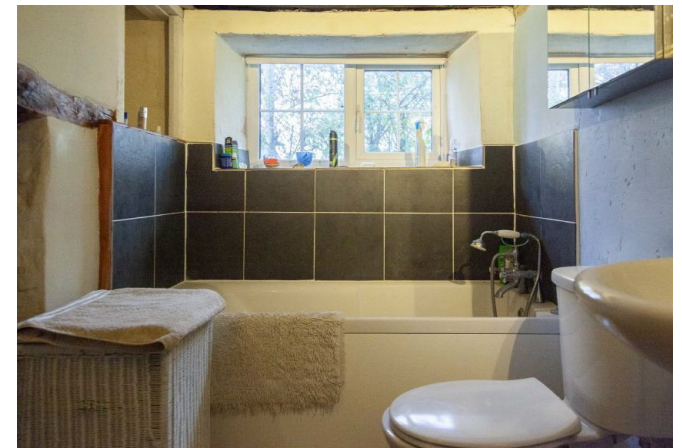
3 Blenheim Cottages has a private rear south facing garden backing onto open fields. This area is mainly laid to lawn with some mature shrubs and plants bordered by trellis fencing and Cotswold stone walling. There is a paved patio area that could facilitate an extension subject to the necessary planning permissions. The front driveway provides parking for multiple vehicles.

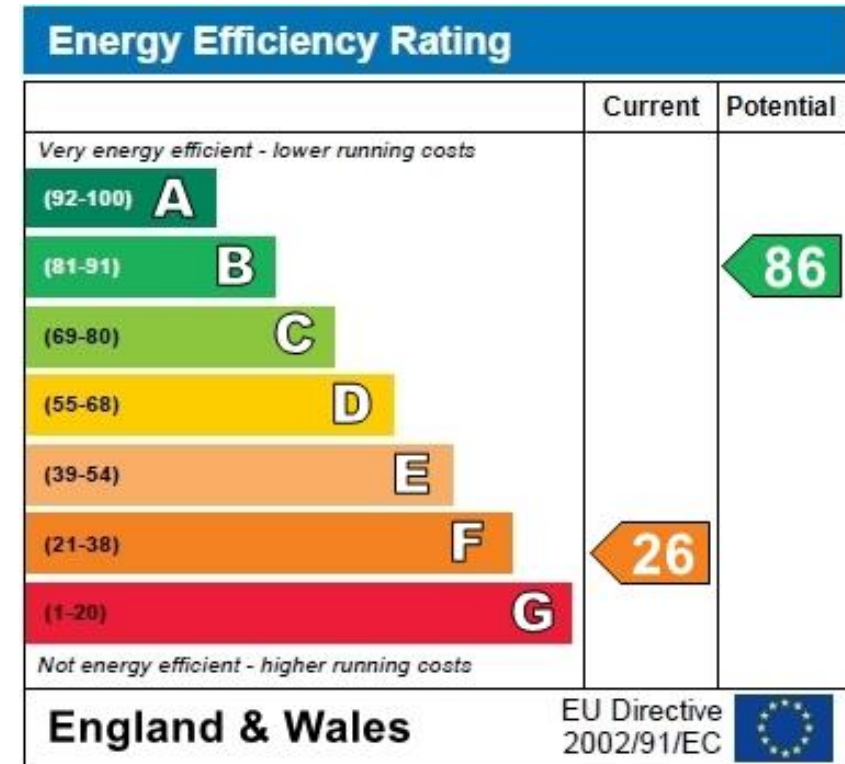
SERVICES

Mains Electricity and Water. Shared septic tank. Oil fired central heating.

LOCAL AUTHORITY / COUNCIL TAX

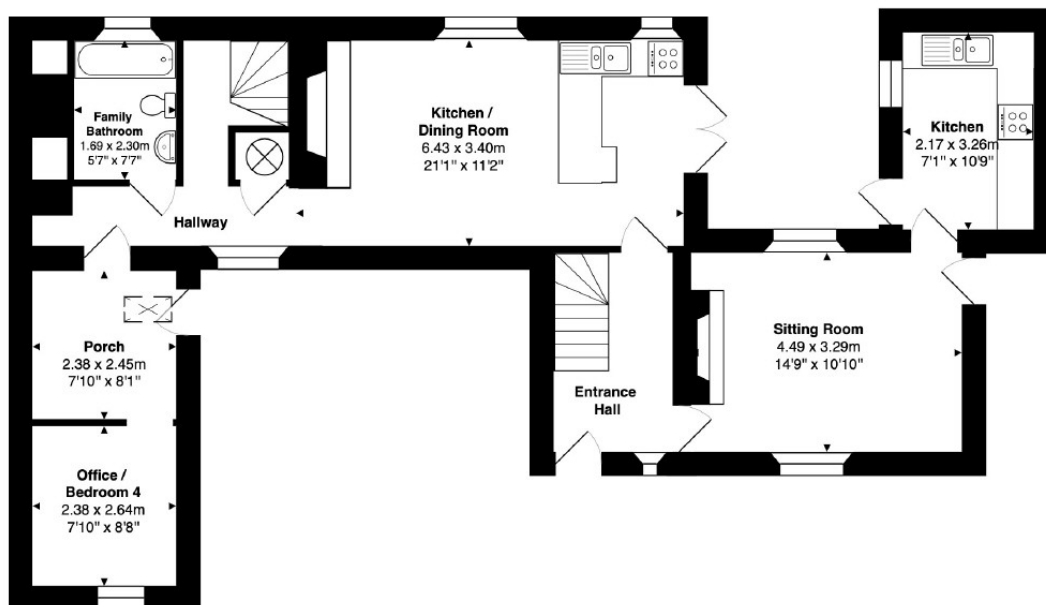
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'D' Rate payable for 2023 / 2024 £2165.08



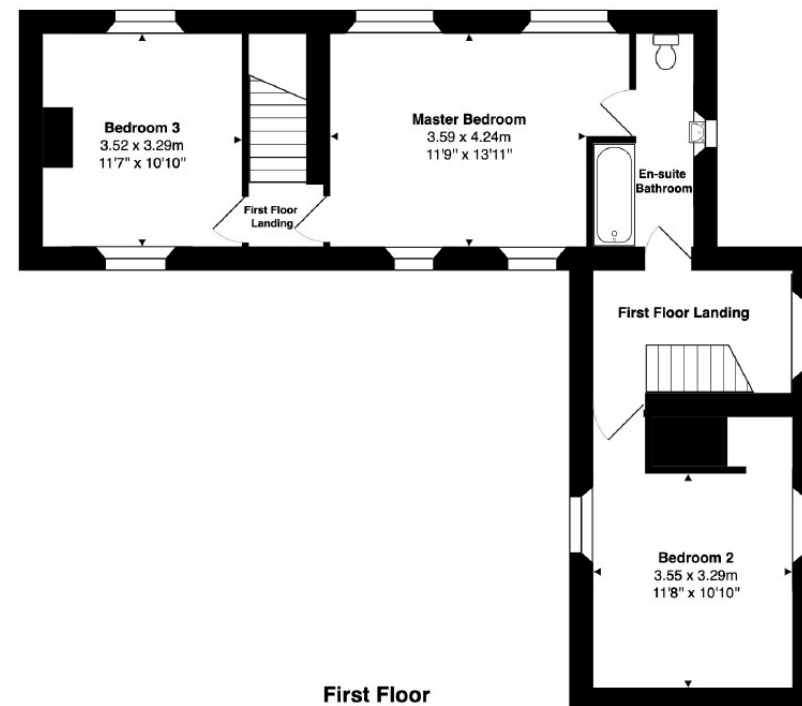


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Ground Floor



First Floor

Approx. Gross Internal Area: 139.0 m² ... 1497 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
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