established 200 years

Tayler & Fletcher

The Licence High Street, Shipton-Under-Wychwood, Chipping Norton OX7 6BA

£2,500 PCM

AVAILABLE NOW

The Licence, is a detached character Cotswold Stone property built in 1950's, floor area 1343 sq ft, (124.7 m2) located in the heart of Shipton-under-Wychwood, within walking distance of main line train station with three excellent pubs in the village. The property consists of 3 bedrooms, sitting room, kitchen diner, (with dishwasher, oven and hob) utility room, family bathroom. The property has gas central heating with combi boiler and double glazed throughout, with new front and rear doors.

All blinds and curtains are included. Gigaclear broadband available. In addition, the property has a good-sized easy maintenance garden to the front and rear, with outbuilding and ample off street parking

Deposit £2,884

taylerandfletcher.co.uk

LOCATION

The Licence, is a detached character Cotswold Stone property built in 1950's, located in the heart of Shipton-under-Wychwood, in the heart of the Cotswolds, four miles north of Burford. Wychwoods Primary School is a 5 mins walk and The Licence is located within walking distance of main line train station into London Paddington (1hr 20mins) with three excellent Pubs in the village and a very active Wychwoods Tennis Club a minutes walk away. Soho Farmhouse is 12 miles away with Daylesford Farm Shop just 7 miles away.

The Medieval town of Burford, 4miles south provides an excellent range of local shops and amenities, including a baker, butcher, newsagent, post office, and general store. 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 Burford, the area's larger commercial centres of Cheltenham (22 miles), Cirencester (19 miles) and Oxford (19 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south.

DESCRIPTION

AVAILABLE NOW
The solid Cotswold Stone property covers an area of 1343 sq ft (124.7m2) across two floors.
Ground Floor:
Entrance Hall with coat rack, large kitchen/dinner (or kitchen/sitting room) with electric log burner, fitted kitchen units, (with dishwasher, oven and hob) and larder.
Utility room, downstairs cloakroom, back door to garden.

First Floor:
Landing, family bathroom, 2 double bedrooms, 1 single bedroom/office

Outside:
Half acre garden, garden shed, single garage, and ample off street parking.

The property has mains gas central heating with Combi Boiler and double glazed throughout, with new front and rear doors.
All blinds and curtains are fitted.
Giga clear broadband available.

DIRECTIONS

From the Burford office of Tayler & Fletcher, proceed north on the A361 for four miles towards Shipton-Under-Wychwood. The Licence is located on the right hand side of the High Street in the centre of the village.

APPROACH

The house is accessed by turning right off The High Street into 'Bradleys' and right again into The Licence driveway and front garden with single garage.

Sitting Room

With parquet flooring and views to the front lawn.

Kitchen

With dishwasher, electric oven and hob

Dining Room

Large dining room or second sitting room with open fireplace.

Utility Room
Plumbing for washing machine, plus fitted storage cupboards and worktop .

Bedroom 1
Stairs up to the first floor are oak hardwood covered in new carpet runner.
Landing is newly carpeted.
Large double bedroom with double aspect and built in wardrobe.
Fully carpeted.

Bedroom 2
Large double bedroom with double aspect and built in wardrobe.
Fully carpeted.
Separate Wash basin

Bedroom 3
Single Bedroom
Dressing Room
Home Office
Fully carpeted
Single window

Family Bathroom

OUTSIDE
The front garden is comprised of a private lawn and a few mature shrubs and plants with single garage to the side of the house. The main east facing rear garden is comprised of a good sized private lawn area with stone outbuilding. Driveway parking for up to four/five cars.

SERVICES
Mains water, drainage, electricity and gas are connected. Gas central heating. Telephone subject to British Telecom transfer regulations. Gigaclear broadband is available, for an indication of specific speeds and supply or coverage we recommend Ofcom checker.

LOCAL AUTHORITY & COUNCIL TAX
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000
Band 'F' Rate payable for 2025-2026 - £3,436.98

RENT
£2,500 per calendar month, excludes council tax, water, electricity, gas, broadband and telephone charges.

HOLDING DEPOSIT
A Holding Deposit of one week's rent £576 is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed).

SECURITY DEPOSIT
The Tenant shall pay to the Agent, on the signing of an Assured Shorthold Tenancy Agreement £2880 as a Security Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

EPC
EPC Rating is E

AGENTS NOTES
Please note Tayler & Fletcher will not be managing this property.
Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy.
Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

RESTRICTIONS
A pet by arrangement

SHIPTON -UNDER-WYCHWOOD

Shipton-Under-Wychwood is the largest of the three nearby villages that feature Wychwood in their name (the other two are Ascott-Under-Wychwood and Milton-Under-Wychwood), named after the ancient Wychwood forest, the 500 acre remains of which are to the east.

Public Houses:

The Lamb

The Crown

The Wychwood Inn

Floor Plan

Ground Floor

First Floor

Approx. Gross Internal Area 124.7 m² ... 1342 ft² (excluding garage)

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 purpose only and should be used as such.

Area Map

Energy Efficiency Graph

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.

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