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Tayler & Fletcher



The Willows

Frog Lane, Milton-under-Wychwood, Oxfordshire, OX7 6JZ

Guide Price £1,350,000





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A light and spacious four bedroom detached house requiring some modernisation and offering the potential to extend (subject to planning) within a generous plot with a private south facing garden, stabling and paddock (circa 3 acres) plus garage and driveway parking located in a peaceful setting within this popular village close to local schools and amenities.

LOCATION

The Willows is located in the popular village of Milton-under-Wychwood in Oxfordshire. The Wychwoods are a thriving collection of villages situated within the countryside of an Area of Outstanding Natural Beauty.

Milton-under-Wychwood dates back to the medieval period and has a good variety of shops and facilities including a Co-Op, artisan bakery, library, general store with post office and children's nursery. The Hare at Milton public house is well regarded in the heart of the village. You will also find doctors', dental and vet surgeries as well as the St Simon and St Jude's parish church. The village green has a tennis court and multiple children's play areas.

The adjoining village of Shipton-under-Wychwood offers further sporting facilities including a cricket club, tennis club and football club. Additional shopping facilities are available in the nearby market towns of Burford (5 miles), Chipping Norton (7 miles) and Stow-on-the-Wold (9 miles) whilst the area's larger commercial centres of Cheltenham (26 miles), Cirencester (23 miles) and Oxford (25 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 (6 miles) and Kingham (5 miles) and a comprehensive local bus network.

Primary and secondary schools nearby include; Wychwood Primary School, Burford School with private schooling available at Windrush Valley prep school, Kingham Hill School and Cokethorpe with extensive independent schooling available in Cheltenham and Oxford.

DESCRIPTION

The Willows is a light and spacious detached house that was built in the 1960s occupying a generous plot with a rear south facing garden leading onto a paddock (circa 3 acres) with stabling and far reaching views across the adjoining fields.

The property comprises an entrance lobby, entrance hall, dining room, kitchen, back hall, shower room and sitting room downstairs. There is big landing area upstairs with the master bedroom, three guest bedrooms and a family bathroom. There is a garage, workshop and front driveway enabling off road parking for multiple cars. The property is in need of a modernisation but offers enormous potential to extend subject to the necessary planning permissions. It is the first time the property has come onto the market since 1967.

Approach

Driveway leading to timber framed front door with glazed insert panels and overhead covered lintel to:

Lobby

Quarry tiled flooring. Double glazed window to the front elevation. Timber framed door with glazed insert panels to:

Hall

Continuation of oak timber parquet flooring. Timber framed door to storage cupboard. Double glazed window to the side elevation. Timber framed door to:

Dining Room

Exposed oak timber beam. Double glazed windows to the front elevation. From the entrance hall, timber framed door to:



Kitchen

Modern fitted storage units to the wall and base level with laminate work surfaces. Stainless steel sink unit with tiled splashback. Hotpoint electric oven and grill. Four ring mains gas hob with extractor above. Refrigerator. Part tiled walls. Tiled flooring. Timber framed door to pantry. Double glazed windows to the rear elevation overlooking the garden. Timber framed door to:

Back Hall

Tiled flooring. Timber framed door to garage with drying room. Timber framed door with glazed insert panels providing side access to the house. Timber framed door to:

Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback. Walk-in shower cubicle. Double glazed window to the side elevation. From the entrance hall, timber framed door to:

Sitting Room

Stone fireplace with wood burning stove and stone hearth. Built-in book shelving. Recessed ceiling spotlighting. Double glazed sliding door providing direct access into the garden. Double glazed windows to the front and rear elevations. From the entrance hall, stairs with timber balustrade rise to:

First Floor Landing

Hatch with ladder to loft roof space. Timber framed door to airing cupboard housing the hot water tank. Timber framed door to large storage cupboard. Double glazed windows to the front elevation. Timber framed door to:

Master Bedroom

Built-in wardrobe. Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 2

Range of built-in wardrobes. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 3

Built-in wardrobes. Double glazed windows to the front elevation. From the first floor landing, timber framed door to:

Bedroom 4

Built-in wardrobe. Double glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with tiled splashback. Walk-in shower with wall mounted shower. Part tiled walls. Tiled flooring. Recessed ceiling spotlighting. Double glazed windows to the rear elevation.

OUTSIDE

The Willows sits within a generous plot. The principal garden is to the rear of the house with a south facing aspect featuring an area of paced patio adjacent to the back of the house facilitating outside dining and entertaining. Steps lead down to an area of lawn with mature shrubs and plants bordered by timber trellis fencing and a mixture of hedging. Dwarf walling and timber gates lead to the area of stabling with the paddock (circa 3 acres) beyond. The paddock features far reaching views across the adjoining fields. Pond. Greenhouse. Additional storage is provided via the workshop and garage. There is a front driveway providing off road parking for multiple cars with an area of front garden comprising some lawn with mature shrubs and plants bordered by hedging. Five-bar timber entrance gates.

SERVICES

Mains electricity, water and drainage. Mains gas central heating.

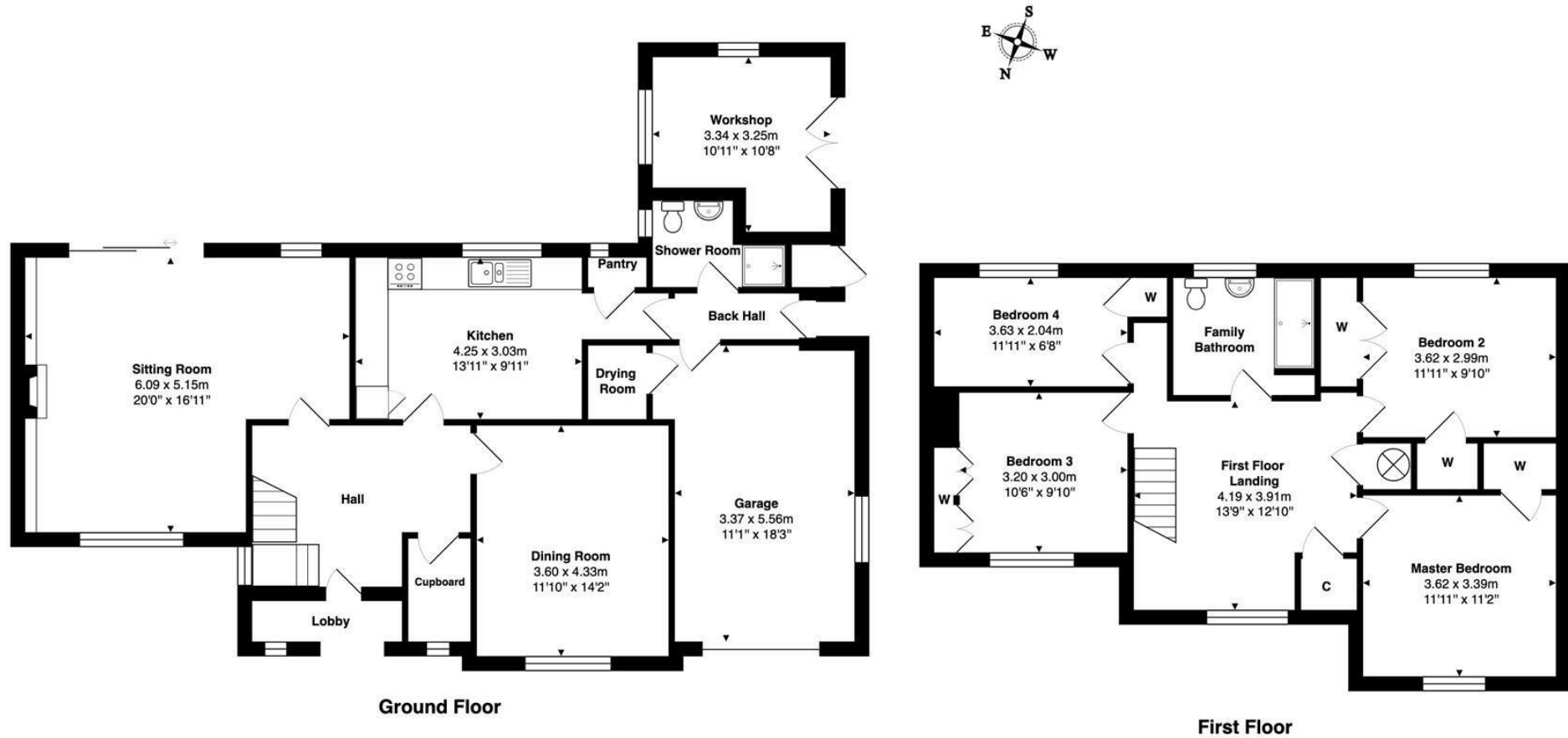
LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'F' Rate payable for 2024 / 2025 £3291.08

ADDITIONAL INFORMATION

There is an overage clause (uplift clause) that states that the seller will receive a 20% share of any future uplift on the value of the paddock after a period of 30 years. It is advised that independent legal advice is sought on the nature and effect of the clause.





Approx. Gross Internal Area: 188.9 m² ... 2033 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.
 Drawn by E8 Property Services. www.e8ps.co.uk

Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

