

# MILL COTTAGE

MILTON-UNDER-WYCHWOOD, OXFORDSHIRE



Burford 4.5 miles. Stow on the Wold 9 miles.  
Oxford 24 miles. Charlbury Station 7 miles & Kingham  
Station 4.5 miles. (London-Paddington approximately  
80-90 minutes respectively) (all times and mileages  
approximate)

A RARE OPPORTUNITY TO  
MODERNISE A DETACHED  
TWO DOUBLE BEDROOM  
PERIOD COTTAGE IN A  
SOUGHT AFTER LOCATION  
IN THE VILLAGE IN MILTON-  
UNDER-WYCHWOOD,  
OXFORDSHIRE.



**Burford Office:** 2 Lower High Street, Burford,  
Oxfordshire, OX18 4RR T 01993 822325  
E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)  
[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office:** 40 St James's Place, London,  
SW1A 1NS. T 0207 839 0888 E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)  
[www.tlo.co.uk](http://www.tlo.co.uk)



**Ground Floor:** Entrance Hall • Coat and Boot Area  
Kitchen • Open Plan Sitting/Dining Room • Utility Room and  
Downstairs WC.

**First Floor:** Master Bedroom with en-suite shower room Guest  
bedroom • Family Bathroom

**Second Floor:** Loft Room with potential to convert to additional  
bedroom

**Outside:** Private Gated Gravel Parking • Rear and Side Gardens.

## DESCRIPTION

Mill Cottage is a detached period property, situated on the edge of the desirable village of Milton Under Wychwood, believed to have dated back to the 1700's. Accessed via double gates the cottage offers a good degree of scope to improve and update throughout, with further potential to create a master suite in the loft (subject

to necessary consents). Having been owned by the same family for the past 28 years Mill Cottage is perfectly placed to create a comfortable detached period character cottage, ideally located between the two villages of Milton and Shipton Under Wychwood and closely located to all the amenities both villages have to offer. Available with No Onward Chain.

## ACCOMMODATION

### Ground Floor

The Entrance leads in to the rear hallway with coat and boot alcove to the left and small window to rear, tiled flooring leading in the Garden Room area with double glazed doors on to the rear. To the right leads in to the open plan Sitting/Dining room with stairs to the first floor. Two Cotswold stone fireplaces either end of the room with log burning stoves, tiled flooring, exposed beams and double glazed windows to front and side. Ahead a door to the

Kitchen with tiled flooring, matching wall and based units, space and plumbing for dishwasher, ceramic sink with mixer tap, sky light and window to rear overlooking the side garden and stream. To the left a door to the utility room with space and plumbing for a washing machine and tumble dryer, electric fuse unit and gas fired boiler, WC and door to rear garden.

### First & Second Floors

From the first floor landing a door to the left leads to one double bedroom with dual aspect and fitted wardrobes. Straight ahead on the landing the family bathroom and to the right is the inner hall with door to the second floor and door leading to the second double bedroom, with en-suite shower room. The Second Floor is an unconverted loft with stairs up and windows to side and rear with exposed beams, ideal to convert to a master suite (subject to necessary consents).



## OUTSIDE

To the side double gates lead to the gravelled parking with pathway to the main entrance, paved steps lead up to the lawned area to the rear, the side garden offers a further lawned area with a path and walled stream which leads along to a side gate at the other end of the cottage. Bound by wooden fencing the garden is well-stocked with spring bulbs and offers ample space for a vegetable patch, greenhouse or good space for further landscaping.

## SITUATION & AMENITIES

The Wychwoods are a thriving collection of villages all within easy reach of one another, situated amongst unspoilt Oxfordshire countryside in an Area of Outstanding Natural Beauty. Milton under Wychwood dates back to the medieval period and is

within the Wychwood Project area. It has an unusually broad variety of shops and facilities including a Co-Op, artisan bakery, library, general store with post office and children's nursery. The well-regarded Hare pub forms the heart of the village and there are also doctors', dental and vet surgeries as well as a fine parish church. The village green has a tennis court and multiple children's play areas. The adjoining village of Shipton-under-Wychwood offers further sports facilities including a cricket club, tennis club and football club.

Additional shopping facilities are available in the nearby market towns of Burford, Stow on the Wold and Chipping Norton whilst Oxford and Cheltenham are the main shopping and cultural centres for the area. Daylesford Organic is 10 minutes away.



More extensive leisure facilities in the area include Golf at Lyneham, Witney, Chipping Norton and Burford, Soho Farmhouse, and racing at Cheltenham. There are theatres at Oxford and Chipping Norton. Local schools include Wychwood Primary School (Ofsted Good), which is within walking distance and falls within the catchment area for the well regarded Burford School (recommended in the Good Schools Guide - Ofsted Good) Accessible private schools include the Windrush Valley prep school, Kingham Hill School and Cokethorpe, with extensive independent schooling available in Oxford and Cheltenham.

Communications are excellent with regular mainline services from Kingham and Charlbury stations to London Paddington.

## SERVICES

Mains water, drainage, gas and electricity. Gas fired central heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

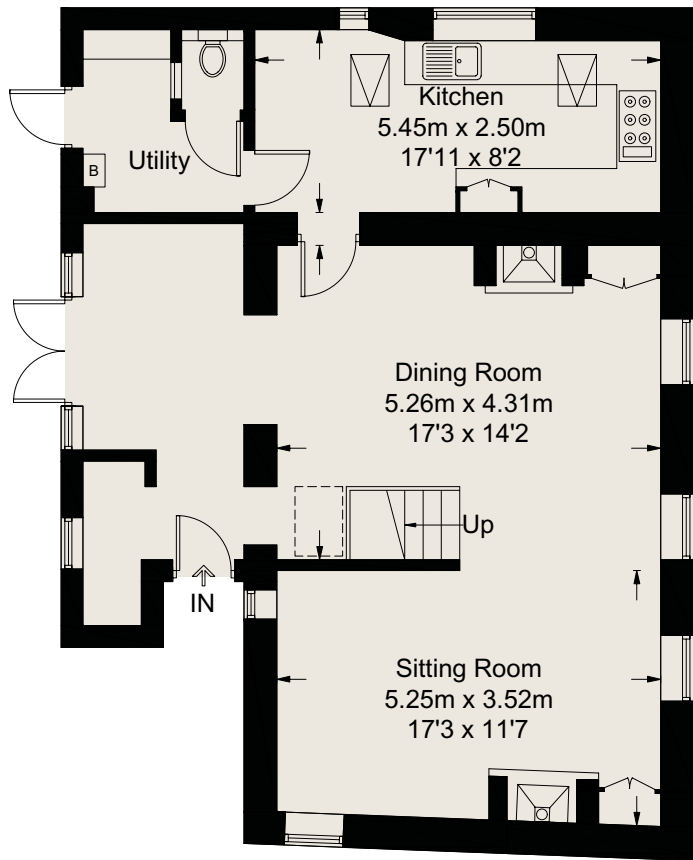
## TENURE

Freehold


## LOCAL AUTHORITY

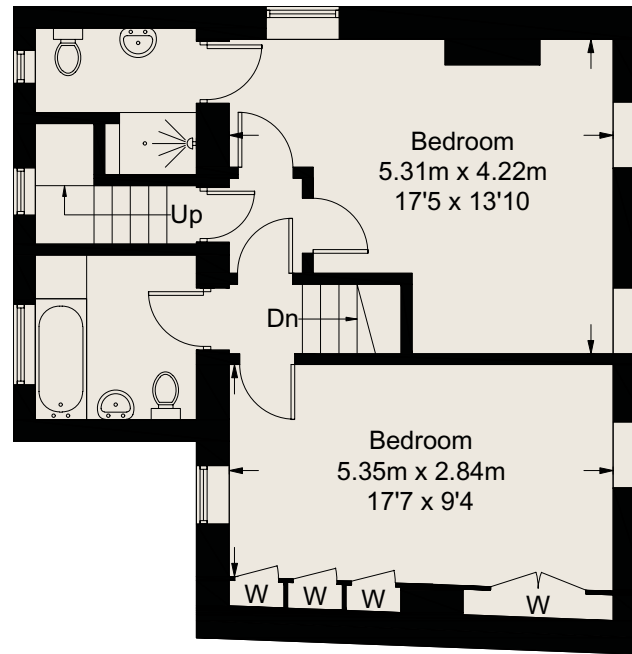
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

**COUNCIL TAX:** Band E

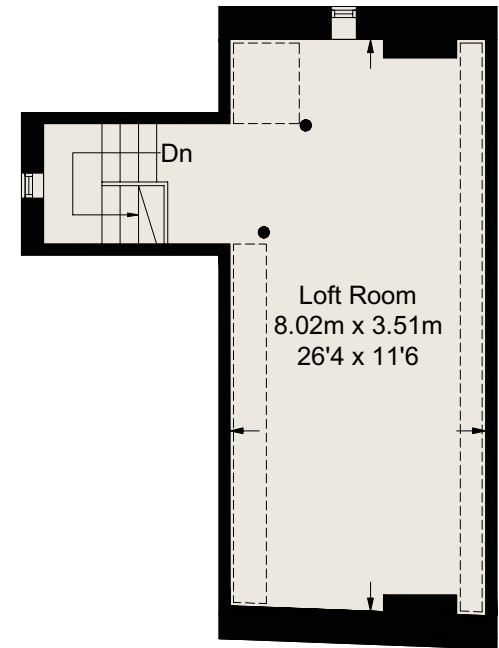


**Ground Floor**  
76.9 sq m / 828 sq ft

 = Reduced headroom below 1.5m / 5'0"



**First Floor**  
55.3 sq m / 595 sq ft



**Second Floor**  
31.6 sq m / 340 sq ft

Approximate Gross Internal Area = 163.8 sq m / 1763 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID926603)

## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office  
T 01993 822325 or The London Office T 0207 839 0888.  
E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE OX7 6JS)

From Burford take the A361 towards Chipping Norton. In the village of Shipton-under-Wychwood take the left turn signposted Milton-under-Wychwood. At the Milton Service Station turn left and immediately right with the double gates in front of you.

what3words: [protect.nuzzling.samples](#)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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