

9 HIGH STREET  
SHIPTON-UNDER-WYCHWOOD, OXFORDSHIRE



Burford 4 miles, Chipping Norton 7 miles,  
Witney 7.3 miles, Oxford 24 miles, Cheltenham  
26.5 miles, Charlbury main line station 6 miles  
(London Paddington from 67 mins)  
(All times and distances approximate).

AN ATTRACTIVE THREE  
BEDROOM SEMI-DETACHED  
GRADE II LISTED GEORGIAN  
COTTAGE IN THE HEART  
OF THIS POPULAR VILLAGE,  
WITH GOOD POTENTIAL,  
GARDENS, A COTSWOLD  
STONE GARDEN ROOM AND  
A SINGLE GARAGE.



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Ground Floor: Sitting/Dining Room • Kitchen/Breakfast Room  
Shower Room • Utility Room/Workshop • Separate Store Room

First Floor: Two Double Bedrooms • Family Bathroom  
Store/Dressing Room

Second Floor: Loft Room • Bedroom

Outside: Front & Rear Gardens • Stone Outbuilding  
Single Garage

## DESCRIPTION

No 9 High Street is an appealing double-fronted period cottage near to Church Green in this popular village. It has been in the same ownership for over a hundred years and has previously housed the village library and the local telephone exchange. It offers a wonderful opportunity to update and re-model, with potential to upgrade the utility/workshop to a fabulous kitchen/dining room and to create a home office in the separate store room, subject to listed and planning regulations.



Original details include sash windows, window seats, exposed beams, original cupboards and some original flooring. The rear garden has a stone garden room and leads to the single garage, accessed via a lane from Church Green.

## ACCOMMODATION

### Ground Floor

The sitting/dining room spans the cottage and has sash windows with window seats, an open fireplace and a deep cupboard; with a door to a rear lobby, the kitchen/breakfast room and the adjacent utility/workshop. This large room would make valuable additional living space and has a door to the rear garden. The shower room is situated off the rear lobby (NB the shower needs replacing). The store room is to the left of the house and is independently accessed from the front garden.

### First & Second Floors

A concealed staircase rises to the first floor, currently configured as two double bedrooms with window seats overlooking the front garden, with the family bathroom leading to a useful store/dressing room. The stairs continue to the second floor with a large loft leading to a charming eaves bedroom with a dormer window.

## OUTSIDE

The property is approached via a lawned garden to the front, leading to the front door and the separate store room/potential study entrance. A path from the back of the house passes the stone garden room and leads to the rear garden. This is predominantly laid to lawn with a large apple tree, various plants and shrubs, and a produce area. The path continues to a short flight of steps down to Gas Lane and the single garage, which has an automatic door.



## SITUATION & AMENITIES

The Wychwoods are a thriving collection of villages within easy reach of one another, situated amongst unspoilt Oxfordshire countryside in the Cotswolds Area of Outstanding Natural Beauty, within the desirable triangle between Chipping Norton, Burford and Stow-on-the-Wold. Both Shipton and the adjoining Milton-under-Wychwood date back to the medieval period. Between them they have a broad variety of shops and facilities including a Co-Op, general store, an artisan bakery and coffee shop, library, post office, children's nursery, doctors' dental and vet surgeries as well as a fine parish church. Shipton-under-Wychwood offers sports facilities including a cricket club, tennis club and football club as well as a thriving Village Hall. The Lamb, Wychwood Inn and Shaven Crown Hotel are within an easy walk of the house, with other popular fine dining pubs in both Milton and nearby Ascott-under-Wychwood.

The renowned Daylesford Organic & Spa is within 7 miles and additional shopping facilities are available in the popular Cotswold

market towns of Burford, Stow-on-the-Wold and Chipping Norton. There are many footpaths and bridleways nearby and the entrance to the Wychwood Wild Garden, 12 acres of trees, ponds and woodland, is a few minutes walk away.

Local schools in the area include a nursery and primary school in Shipton-under-Wychwood. Private schools include Kingham Hill School, Kitebrook and Hatherop. State schools in the area include Burford Secondary School and The Cotswold School at Bourton-on-the-Water.

## SERVICES

Mains water (the stopcock is in the kitchen), drainage, gas and electricity. Gas fired central heating (the boiler is in the attic). 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, the carpets, curtains and light fittings are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.


## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

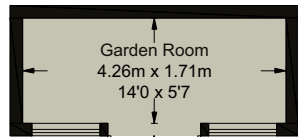
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Rights of Way:** No 9 High Street has a pedestrian right of access for their bins across the garden and parking area of the adjacent property, No 10, to Ascott Road.

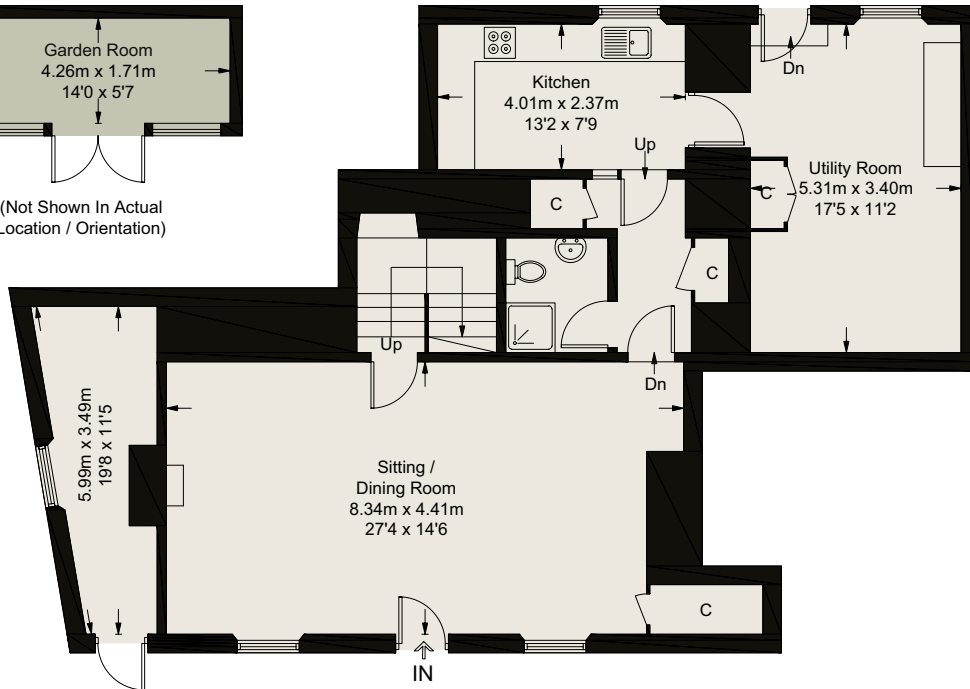




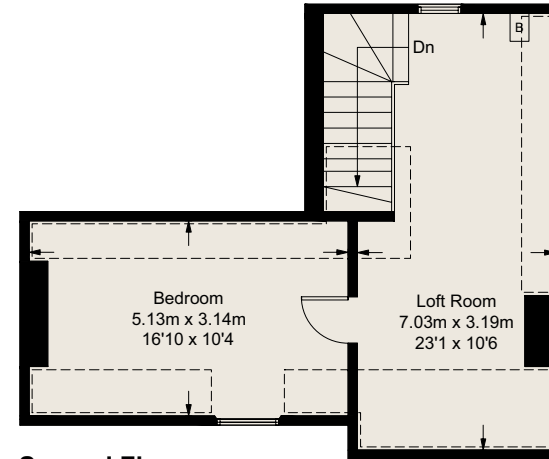
 = Reduced headroom below 1.5m / 5'0



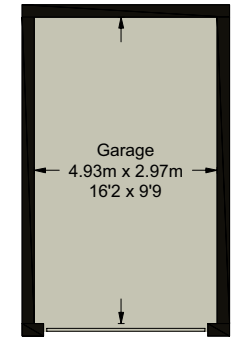
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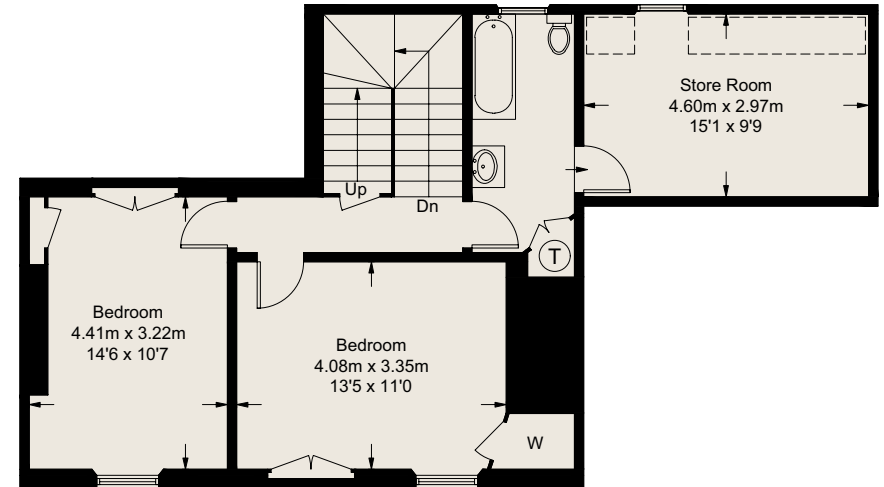
**Ground Floor**  
96.4 sq m / 1038 sq ft



**Second Floor**  
41.1 sq m / 442 sq ft



(Not Shown In Actual Location / Orientation)



**First Floor**  
65.3 sq m / 703 sq ft

Approximate Gross Internal Area = 202.8 sq m / 2183 sq ft  
Outbuildings = 21.8 sq m / 235 sq ft  
Total = 224.6 sq m / 2418 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1017163)

## TENURE

Freehold

## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney,  
Oxfordshire. T 01993 861000 W [westoxon.gov.uk](http://westoxon.gov.uk)

## COUNCIL TAX

Band E

## 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 6DG)

From Burford pass over the bridge at the bottom of the hill  
and bear right at the roundabout onto the A361. Continue  
along this road until you reach the village of Shipton-under-  
Wychwood. Continue into the village and No 9 will be found  
on the right hand side, just past the turning to Ascott under  
Wychwood.

[what3words:///helper.shears.freshest](https://www.what3words.com/what3words:///helper.shears.freshest)



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