

WOODCHAT COTTAGE

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 distances and times are approximate)

**A charming and carefully restored
three bedroom end of terrace
quintessential Cotswold cottage with
a private south facing garden. Perfect
as a main residence, holiday let or
weekend retreat.**

Ground Floor: Hallway • Sitting • Dining Room
Kitchen • Shower and Utility Room

First Floor: Three Bedrooms • Family Bathroom

Outside: Rear Garden

Butler 
Sherborn

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DESCRIPTION

Woodchat Cottage is an attractive period cottage in Shipton-under-Wychwood. It has been carefully restored by its current owners and completed to a high standard with features such as solid oak porch, tasteful dining room and character features such as exposed stone and pretty log burning stove. It offers a wonderful and practical space for entertaining with beautiful private south facing garden. There is fantastic storage throughout the property and high ceilings.

OUTSIDE

Woodchat Cottage has a fully landscaped rear garden straight from the kitchen/living room with superb spaces for outdoor entertaining. To the front of the cottage there is parking for one car.

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.



Schools

Wychwood Primary School, 1.2 miles



Pubs

The Lamb Inn, Shipton-under-Wychwood, 0.4 miles

The Hare, Milton-under-Wychwood, 0.7 miles

The Swan, Ascott-under-Wychwood, 2 miles



Train stations

Shipton, 1.6 miles

Ascott-under-Wychwood, 2.1 miles

Charlbury, 5.6 miles

SERVICES

Mains water, electricity, gas and drainage (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 particulars are included in the sale. Some additional items 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 quasia 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.

TENURE

Freehold

LOCAL AUTHORITY

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

COUNCIL TAX: Band D

VIEWINGS

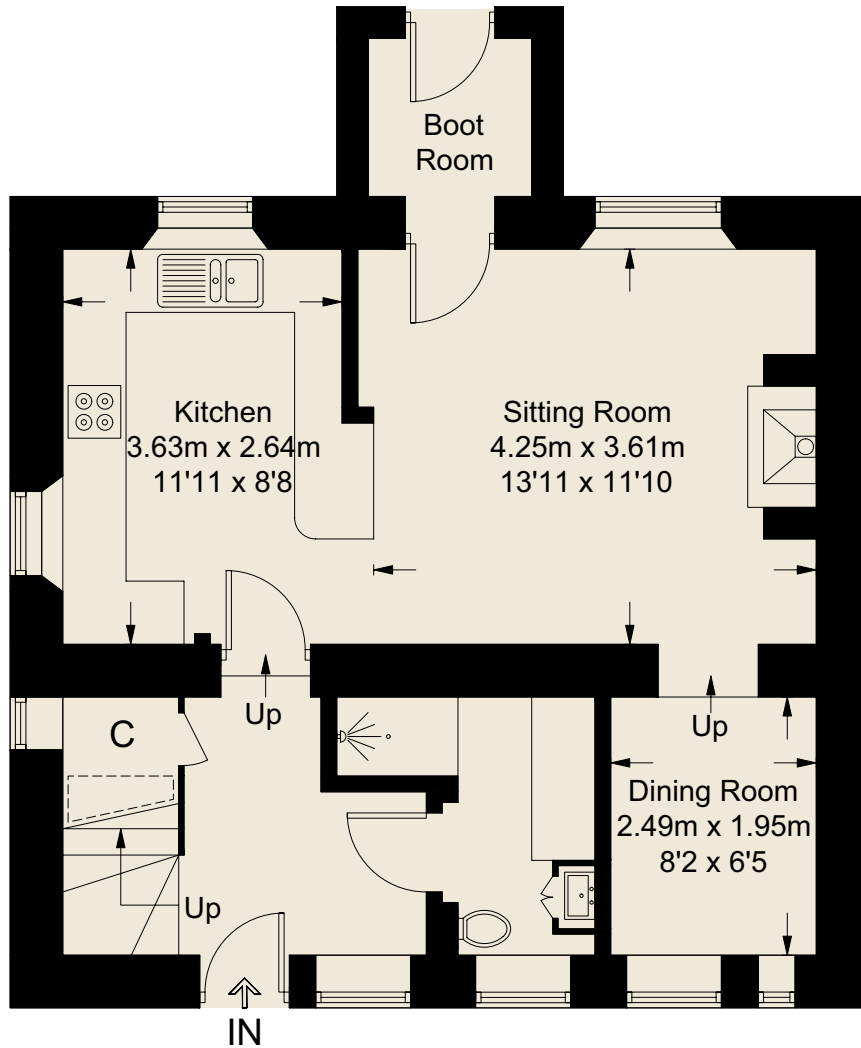
Please telephone Hebe at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E Hebe@butlersherborn.co.uk

DIRECTIONS (Postcode OX7 6DR)

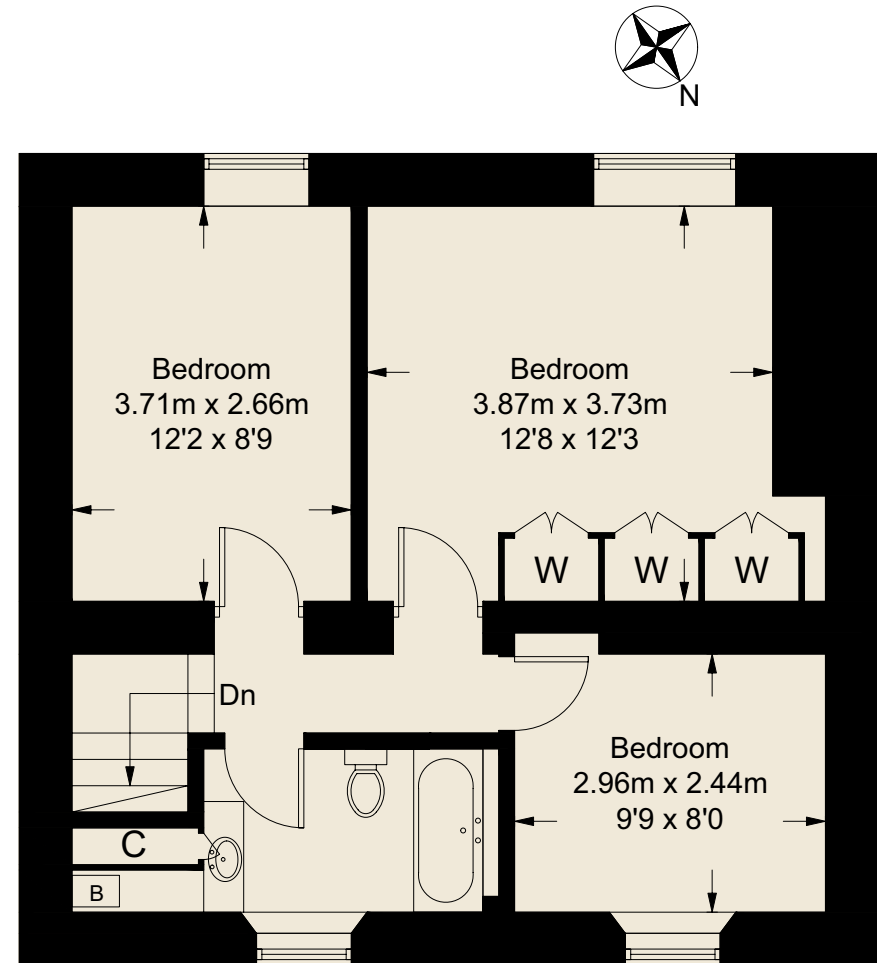
From Burford take the A361 towards Shipton-under-Wychwood. Before the grass triangle, take the right turning along Upper Road. The road will then turn into Fiddlers Hill and Woodchat Cottage is set back from the road on the right hand at the end of the terrace.

what3words: ///supply.fired.clotting





Ground Floor
51.4 sq m / 553 sq ft



First Floor
47.9 sq m / 515 sq ft

Approximate Gross Internal Area = 99.3 sq m / 1068 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1095713)



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