



Milton-under-Wychwood, Chipping Norton



April Cottage

A pretty and beautifully refurbished Cottage in the heart of a thriving village with views over the playing field.



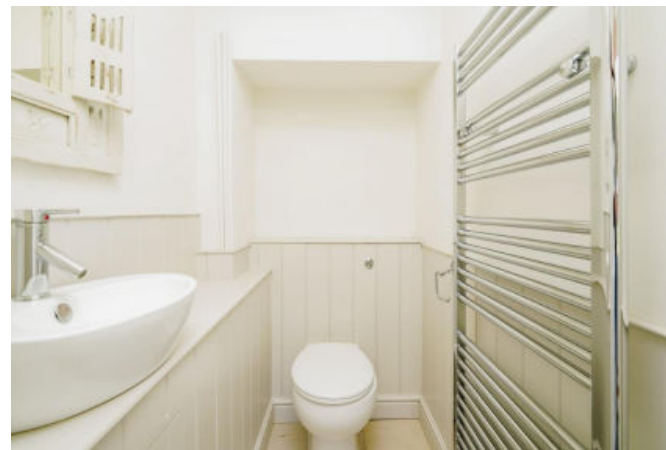
Tenure: Available freehold

Local authority: West Oxfordshire

Council tax band: D







The Property

This immaculately presented Cotswold stone cottage offers light and bright reception rooms, a delightful garden with garaging and parking to the rear. Recently refurbished to a high standard, the property has a wonderful open-plan layout conducive to modern family living. The accommodation is well serviced with a downstairs cloakroom and a family bathroom on the first floor. There is a large sun room with French doors which lead out to the enclosed garden. The property also has a generous attic with the potential to be converted into further accommodation, subject to planning.

Location

Named after the ancient forest of Wychwood, Milton-under-Wychwood is a thriving village in an Area of Outstanding Natural Beauty (AONB) with superb facilities and good links to nearby towns and cities. The village offers a church, general store, post office, primary school, an award-winning public house and a couple of cafes, all within walking distance of the cottage. Nearby Burford provides a wide range of shops, public houses, and restaurants, as does Stow-on-the-Wold to the North. More extensive shopping and recreational facilities can be found in Cheltenham, Oxford, and the celebrated Daylesford Farm Shop and Soho Farmhouse, which are only a short distance away.

The surrounding countryside is particularly attractive, with excellent riding and walking along a network of Cotswold footpaths, bridleways, and byways. There is an excellent range of state and private schools in the area, including Burford School, Cheltenham College, St Hugh's, and the well-renowned Oxford schools, including The Dragon, Summer Fields, St Edward's, Cokethorpe, Oxford High School, Headington School, and Magdalen College School, amongst others.

Distances

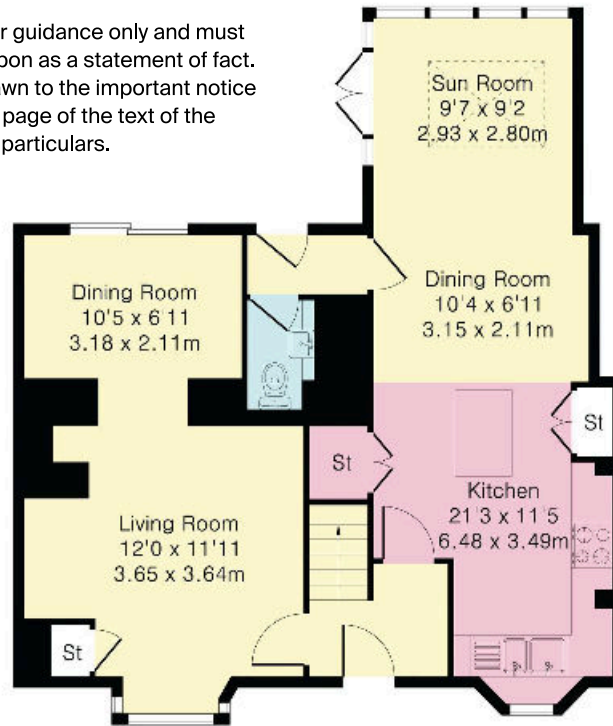
Daylesford 6.7 miles, Charlbury 7 miles, Soho Farmhouse 15 miles, Oxford 24 miles and London 78 miles (All distances and times are approximate).





Approximate Gross Internal Area 1166 sq ft – 108 sq m
 Ground Floor Area 691 sq ft – 64 sq m
 First Floor Area 475 sq ft – 44 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.



Ground Floor



First Floor

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