



Stone Lodge
Milton Road | Shipton-under-Wychwood | Oxfordshire | OX7 6BD

FINE & COUNTRY

STONE LODGE

Stone Lodge is a super detached home, with adjoining annexe, hidden away in the sought-after Cotswold village of Shipton Under Wychwood in Oxfordshire.



Stone Lodge is a very special detached family home in a wonderful location with over 3,300 sq ft of generous and versatile accommodation including an attached annexe.

The main house is a fantastic space with large areas for the family to gather together and smaller corners to relax or work. There are three large reception rooms, an office and super kitchen / breakfast room on the ground floor. Upstairs, there is a principal suite with ensuite shower room, four further bedrooms and a family bathroom,

The annexe is truly superb and an extremely versatile addition to the property. With its own entrance, it can offer a fully independent and private space for a family member or visiting guests, adding two sitting rooms, two bedrooms, a kitchen, bathroom and shower room over two floors. Internal doors on both floors mean you can link it to the main house should you wish to integrate them and create a substantial and flexible 7 bedroom home.

The outside space is an absolute delight. The large sheltered driveway offers complete privacy and ample parking, as well as a lovely spot to sit and enjoy the wild garden at the front. The rear garden is beautiful, bursting with colour and with lots of different areas for keen gardeners and little explorers.

This truly is an impressive and unique home in a super village location, with great schooling, countryside and amenities on your doorstep.

Ground Floor

As you step through the front door, this property will charm you instantly. There is a welcoming entrance hall leading to the sitting room, living room and kitchen / breakfast room.

The property is finished to an exceptional standard and has been designed with an open-plan feel to the kitchen / breakfast room and dining room to bring the whole family together but there are also options to be tucked away from the hustle and bustle and find quieter corners to relax or work.

With three separate reception rooms and an office, the layout is entirely flexible and lends itself perfectly to a busy family home.

Additionally on the ground floor, there is a utility room, cloakroom and pantry with a door linking the annexe.













First Floor

Stairs rise from the entrance hall to the first floor, where the quality and generous layout continue throughout, without compromise. There is an impressive primary suite with fitted wardrobes and contemporary shower room. There are four further bedrooms and a modern family bathroom.









Annexe

Adjoining the main house and linked by internal doors is the annexe. This part of the property can be completely self-contained as it has its own front door. The annexe has a wonderful sitting room, a fitted kitchen, shower room and bedroom on the ground floor. Upstairs, there is another wonderful sitting / study area, a second bedroom and a bathroom. This is a wonderful space and a great opportunity for multi-generational living or a secondary income. However, it has been designed so that the annexe can be integrated as part of the house adding two bedrooms and extra reception space to the main residence should you wish.









Outside

Stone Lodge is tucked away and set back from the road, with a large driveway for 5 cars and a car port, and a pretty front garden and summerhouse.

The rear garden is a true haven, beautifully designed to make the most of the space throughout the year, with some wonderful moments and quiet spots. The garden is perfect for keen gardeners, little explorers and al fresco dining with a wonderful patio area, lawn area, a variety of shrubs and trees offering colour and wildlife through the seasons.





LOCATION

Shipton Under Wychwood is a charming Cotswold Village, peppered with unique and characterful homes, with glorious surrounding countryside and a thriving community. Alongside the neighbouring Milton Under Wychwood, the villages have a highly regarded Primary School, village shop, café, pub, Doctors surgery, dentist, vets and so much more, as well as beautiful walks all on your doorstep, and even more to explore and enjoy in the neighbouring villages.

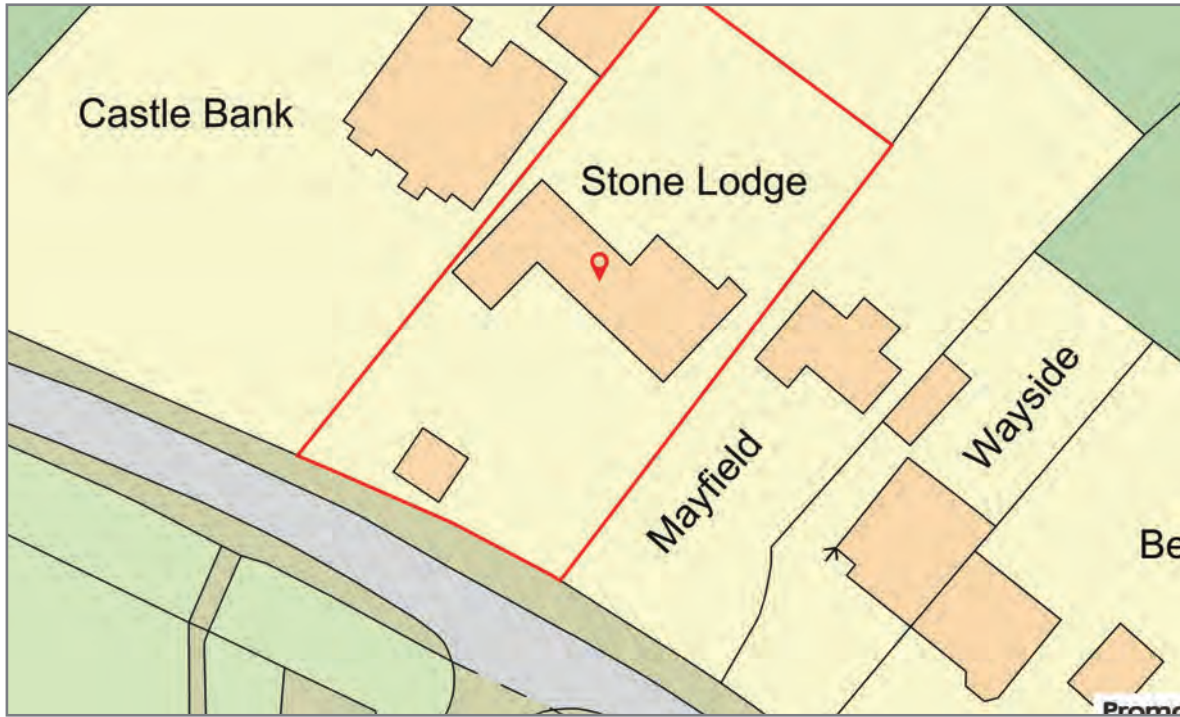
The Wychwoods are a network of wonderful villages and communities, all with beautiful surroundings, great amenities and sports clubs, and charming pubs and restaurants. There are some great school options here too. As well as the popular Wychwood Primary School, Windrush Valley School is just 3 miles away and Kingham Hill is just 7 miles away, with a school bus from the village. The village is also very well placed for access to some of the County's most sought-after State Senior Schools, with Burford School just 6 miles away and Cotswold School just 10 miles away in Bourton on the Water.

The Wychwoods are perfectly placed in the heart of the Cotswolds between Burford (5 miles) and Chipping Norton (8 miles) and the list of places to visit and enjoy within minutes of your doorstep is endless. London is also within easy reach as Kingham Train Station is less than 5 miles away, with its direct link to London Paddington.

Shipton Under Wychwood is a village where you can enjoy all of the peace, beauty and fresh air of the Cotswolds, and be part of an active village community should you wish.

Directions - Postcode: OX7 6BD / what3words: rock.reporters.detect





Services, Utilities & Property Information

Mains gas, water, drainage and electricity.

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps

Special Notes - There are covenants on the property - please speak with the agent for further information.

Construction Type - Standard - Cotswold Stone

There is 1 parking space available in the car port, and approximately 4 off-road parking spaces.

Tenure - Freehold

Local Authority

West Oxfordshire District Council
Council Tax Band G

Viewing Arrangements

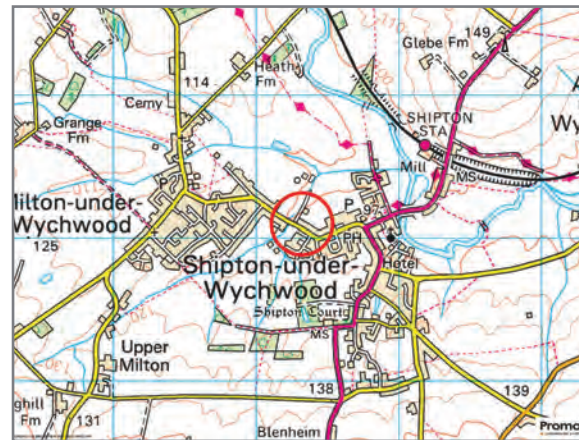
Strictly via the vendors sole agents Fine & Country on 01608 619 919.

Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only





FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 3310 sq ft, 307 m2
 LOW CEILINGS: 154 sq ft, 14 m2

OVERALL TOTALS: 3464 sq ft, 321 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 05.07.2024







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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