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# Taylor & Fletcher



Stringers The Square  
Milton-Under-Wychwood, OX7 6JN  
Guide Price £367,500





## Stringers The Square

Milton-Under-Wychwood, OX7 6JN

*CHARACTER TWO BEDROOM COTTAGE LOCATED IN THE SOUGHT AFTER VILLAGE OF MILTON-UNDER-WYCHWOOD SITUATED CLOSE TO VILLAGE CENTRE AMENITIES.*

### LOCATION

Milton Under Wychwood has a wide range of local amenities including the award winning Hare public house, two village stores, post office, dental and veterinary surgeries, hairdressers, Bruern farm shop and cafe nearby, Rise & Flour bakery and cafe, Groves hardware store, and Virtue micro brewery. The adjoining village of Shipton-Under-Wychwood also provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Crown Hotel. The village also has a primary school, village hall and doctors surgery. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. Central to the village is a green and play park. Daylesford and Soho Farmhouse are also conveniently located nearby. The area's larger commercial centres of Witney, Oxford and Cheltenham are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury and Kingham and a request stop in the village itself.

### DESCRIPTION

Upon entering, the kitchen has a traditional feel with shaker style white units and a quarry tile style tiled floor.

The living room features a cozy wood-burning stove and exposed beams and stonework, giving the space a rustic charm. The two bedrooms and family bathroom are located to the first floor, the main room is notably spacious and has a bright and airy ambiance.

Outside, the secluded garden offers a peaceful retreat with a mature tree and a patio area for al fresco dining. There is also gated side access.

Located in the charming village of Milton under Wychwood, this character cottage is close to local amenities including shops, pubs, and a primary school. The surrounding countryside offers plenty of opportunities for walking and cycling, with the Cotswold Way nearby.

Overall, this character cottage offers a perfect blend of traditional charm and modern comfort, making it an ideal home for those seeking a peaceful retreat in the heart of the Cotswolds.

### ACCOMMODATION

#### GROUND FLOOR

The ground floor mainly comprises of a kitchen/breakfast room with a feature inglenook fireplace and offers access to the delightful reception room with a further fireplace with wood burning stove and character stone and timber.







## FIRST FLOOR

The first floor mainly comprises of two bedrooms one notably spacious double and a generous single both rooms with period features. The bathroom is in good order with a shower over the bath.

## OUTSIDE

The garden is not overlooked and has a "get away from it all" feel and is partially lawned with a patio area for entertaining. Side access to the lane.

## SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

## FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

## LOCAL AUTHORITY

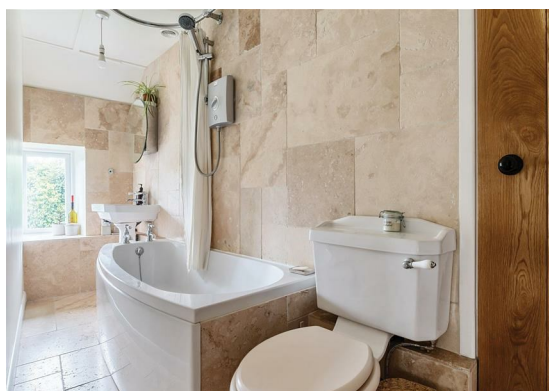
West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
(Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## COUNCIL TAX

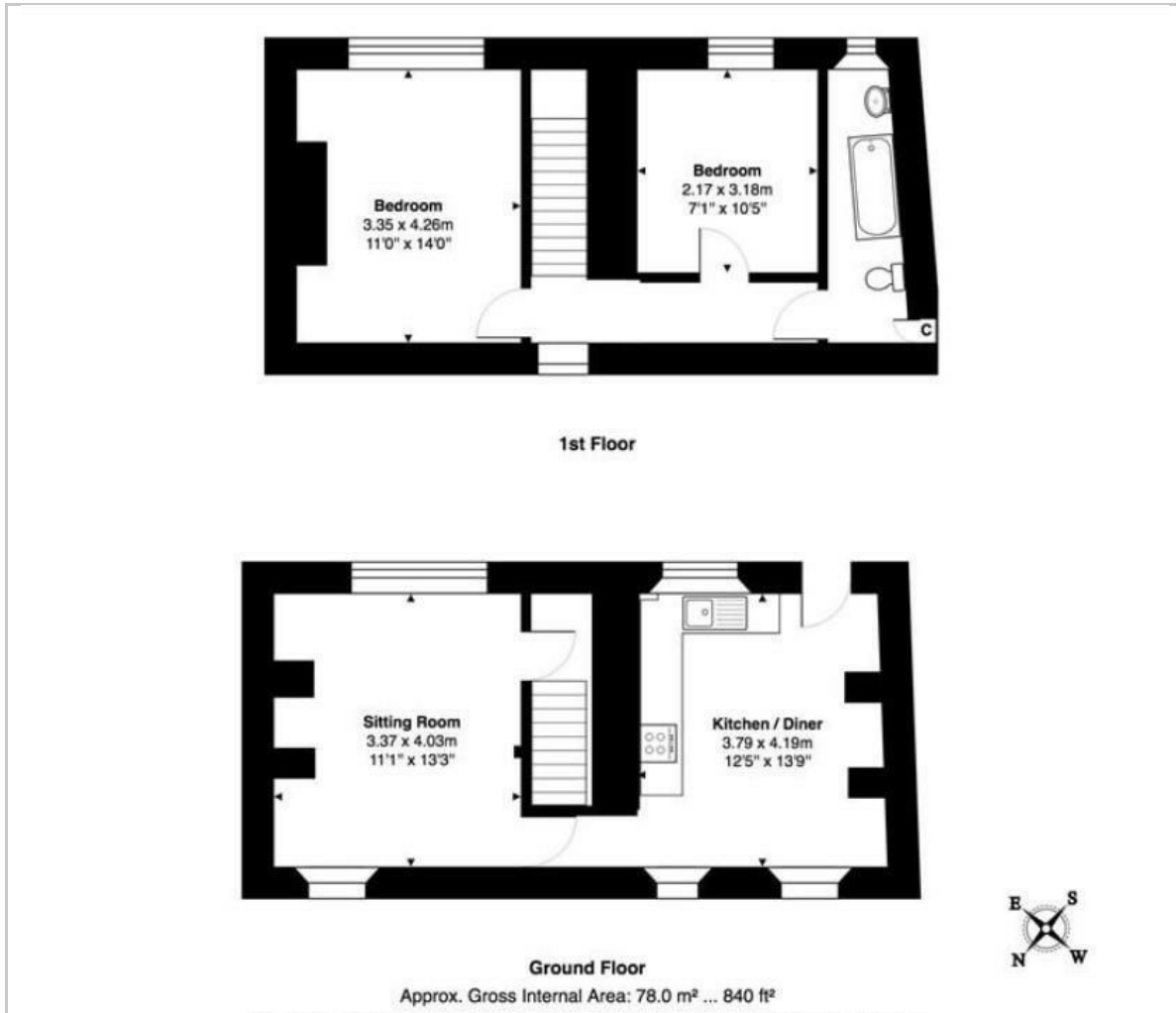
Council Tax band C Rate Payable for 2024/ 2025 £2025.28

## VIEWING

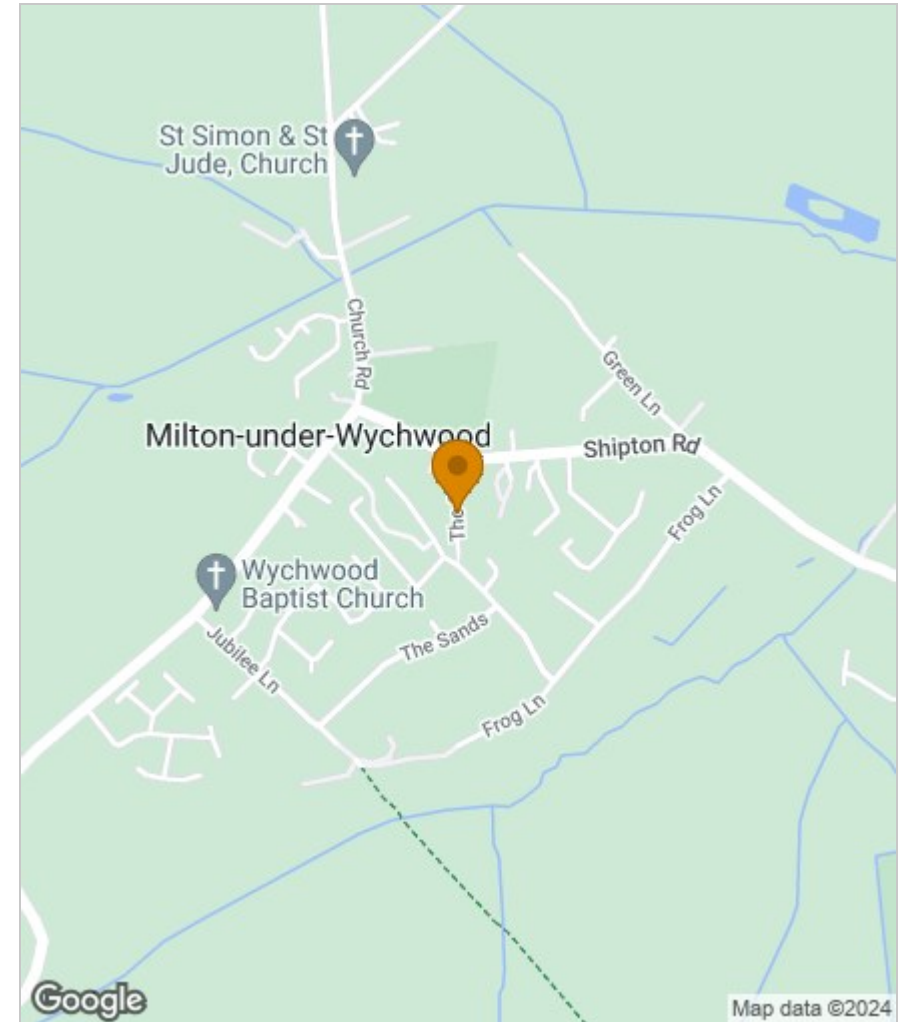
Viewing is strictly via the Sole Agents Taylor and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



## Floor Plan



## Area Map



## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	