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Taylor & Fletcher



46 The Sands

Milton-Under-Wychwood, Chipping Norton, OX7 6ER

Guide Price of £500,000



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CHARMING SEMI DETACHED PROPERTY WITH SPACIOUS WELL LAID ACCOMMODATION SET WITHIN A 0.18 ACRE PLOT WITH MATURE WELL STOCKED GARDEN.

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

This charming semi-detached property is situated in the picturesque village of Milton under Wychwood, offering a

tranquil and peaceful setting.

The property boasts a generous 0.18 acre plot, with a secluded and mature rear garden largely laid to lawn with a charming water feature, perfect for enjoying outdoor living.

Inside, the property features a spacious lounge, a modern kitchen/diner, a study/laundry room, and a utility room for added convenience.

Upstairs, there are four well-proportioned bedrooms, all offering ample space for relaxation. The family bathroom completes the accommodation. Additional benefits of this property include off-street parking, gas fired central heating, and double glazing throughout.

Overall, this semi-detached property offers a fantastic opportunity for buyers seeking a peaceful village lifestyle with all the comforts of modern living.

ACCOMMODATION

GROUND FLOOR

The ground floor comprises of a hallway, contemporary kitchen/diner offering access to the garden, dual aspect lounge, study/laundry and ground floor cloakroom

FIRST FLOOR

The first floor via the landing provides four bedrooms, three double and a single and are complimented by the family bathroom





OUTSIDE

The plot extends to 0.18 of an acre in total, the garden being a large proportion of this and is largely laid to lawn but features an attractive entertaining area and pond with water feature. There is a useful shed/workshop within the space. There is gravelled parking to the front for several vehicles.

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.

SERVICES

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



LOCAL AUTHORITY

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

COUNCIL TAX

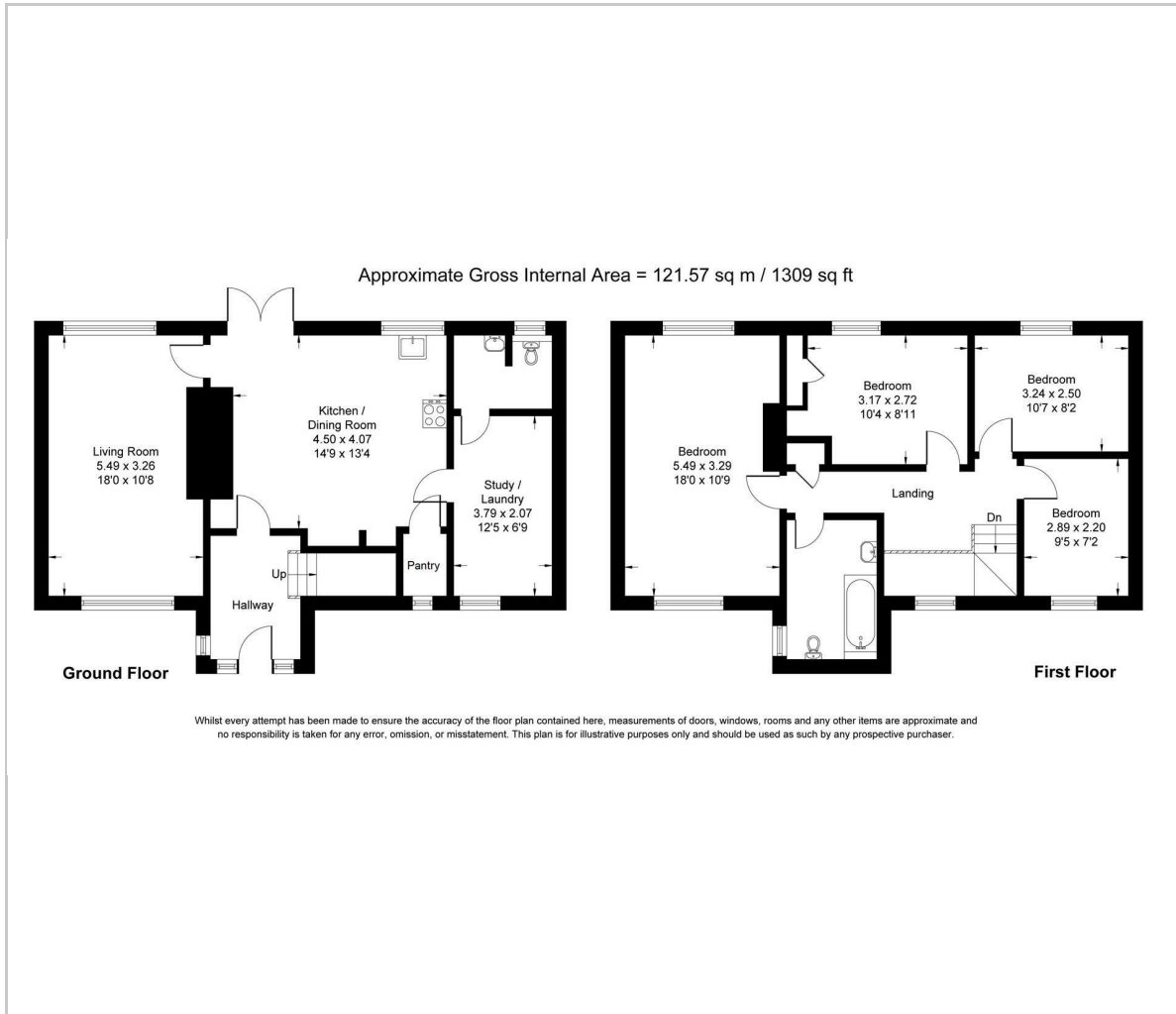
Council Tax band D. Rate Payable for 2024/ 2025 £2278.44

VIEWING

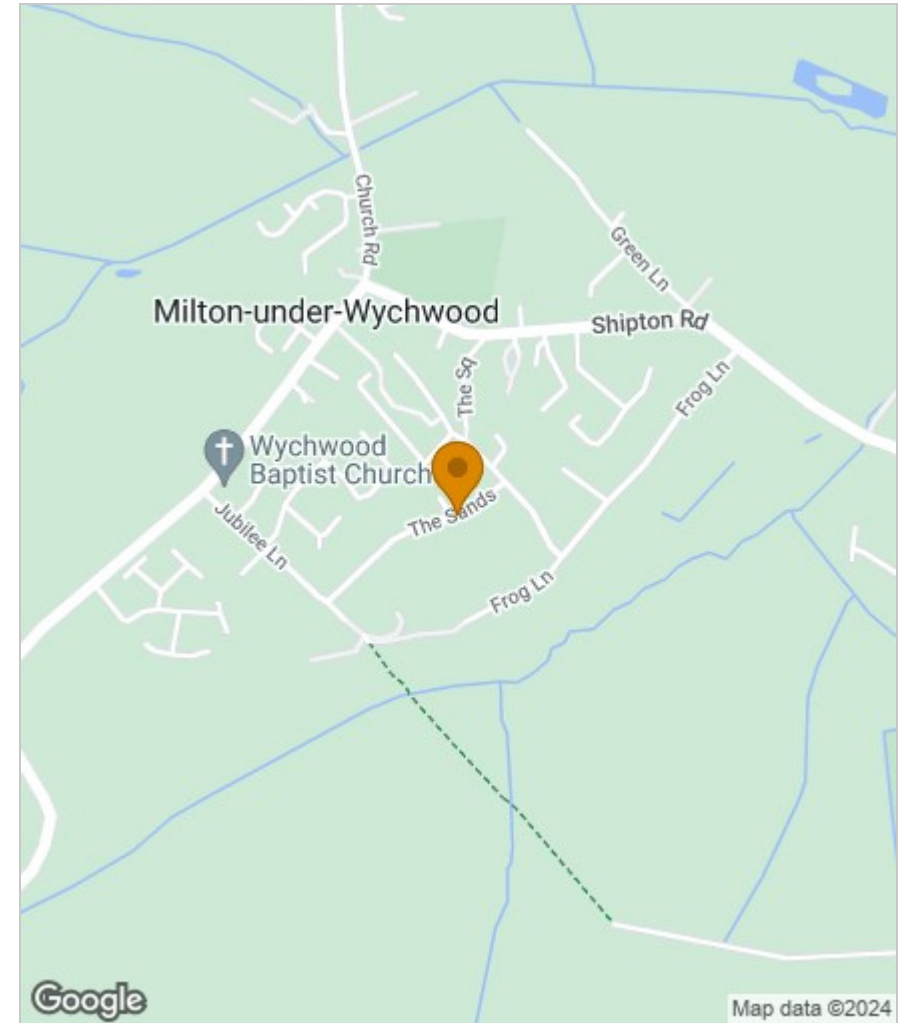
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.

