

established 200 years

# Taylor & Fletcher



Forge Cottage High Street  
Lyneham, OX7 6QL  
Guide Price £575,000





## Forge Cottage High Street Lyneham, OX7 6QL

*A fantastic opportunity to purchase a charming character cottage with large garden and detached outbuilding presented in beautiful condition.*

### LOCATION

Lyneham is a quiet farming hamlet in the Evenlode Valley in the Cotswolds, 5 miles north of Burford, and a similar distance south-west of Chipping Norton. The hamlet benefits from an excellent range of extensive amenities within a few miles, there is a 'pay and play' golf club course a few minutes' walk away with a bar and restaurant, and Lyneham is also approximately 2 miles from the mainline railway station at Kingham which goes to London Paddington. The neighbouring village of 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

Forge Cottage is a beautifully and tastefully renovated mid terraced three-bedroom cottage arranged over three floors. The property was built in 1903 and still retains many of its original features, including oak beams, external oak windows and doors, stone fireplaces both in the sitting room and kitchen/dining room. The interior of the cottage has been beautifully designed throughout. Forge Cottage is ideal as a prime village retreat, home or investment property close to all facilities the area enjoys.

### ACCOMMODATION

#### GROUND FLOOR

The accommodation is bright and airy and comprises on the ground floor of a roomy entrance hall, sitting room with log burner and extensive 'hidden' under stairs storage with light. There is an elegant kitchen/breakfast room with fireplace and wood burner and door out to the enclosed courtyard.







### FIRST FLOOR

To the first floor is the main bedroom with fitted wardrobes and cupboard space, a second bedroom and a recently re-fitted stylish shower room.

### SECOND FLOOR

To the second floor is the converted loft which is now the third bedroom with beam ceilings and two Velux windows (there is also plumbing and waste should you wish to add an additional bathroom)

### OUTSIDE

Directly outside the kitchen door is a pleasant courtyard with door leading to the detached utility room which was the former washroom for the three cottages. The utility room has power and light and houses the recently installed oil fired boiler. This has scope to use as a home office or studio. There is a path leading behind the utility room to the main garden which is laid to lawn and surrounded by mature trees and shrubs, there is a log shed and separate potting shed. To the front of the property is off street parking.

### SERVICES

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

### 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 £1968.20

### VIEWING

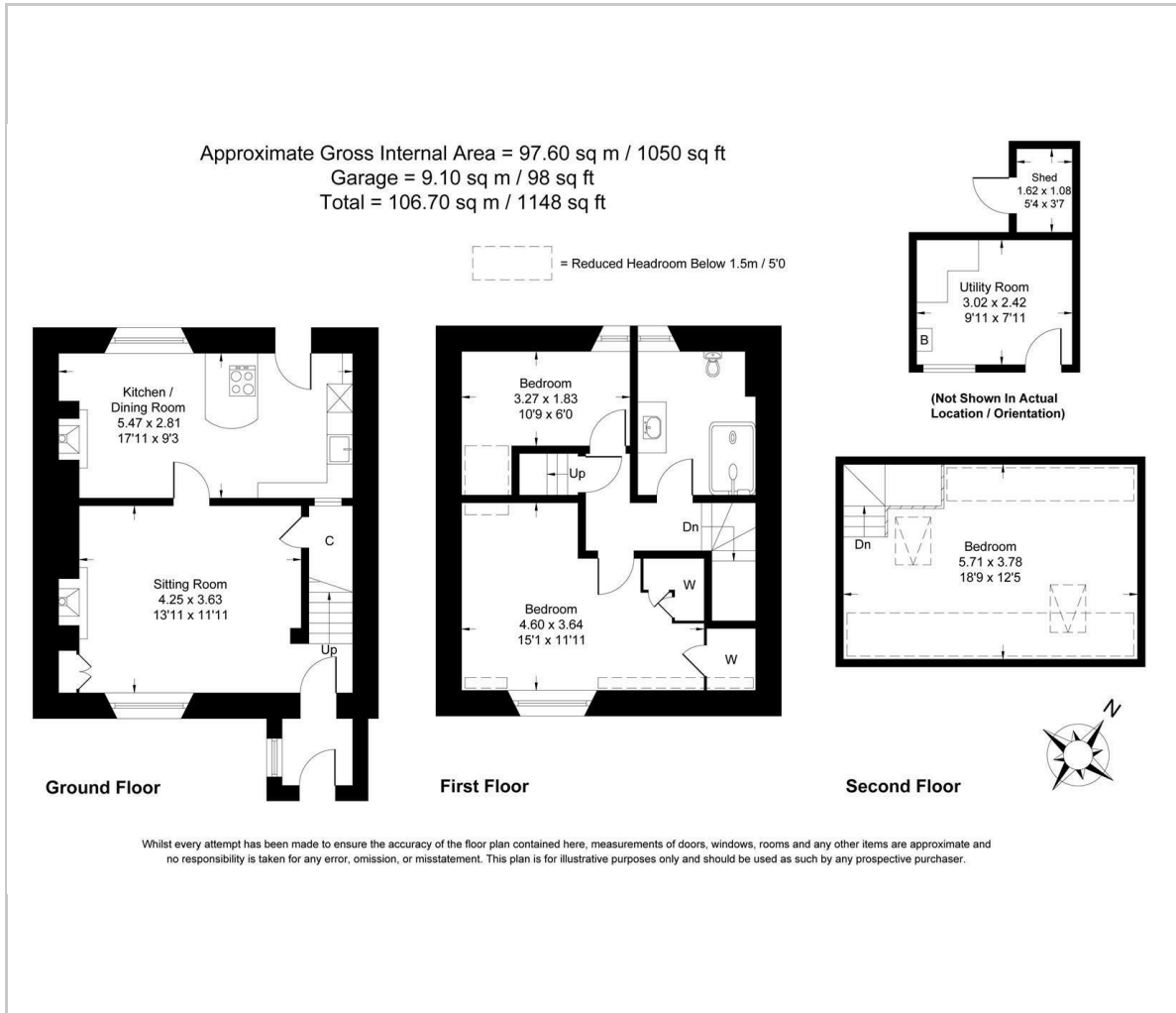
Viewing is strictly via the Sole Agents

Taylor and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

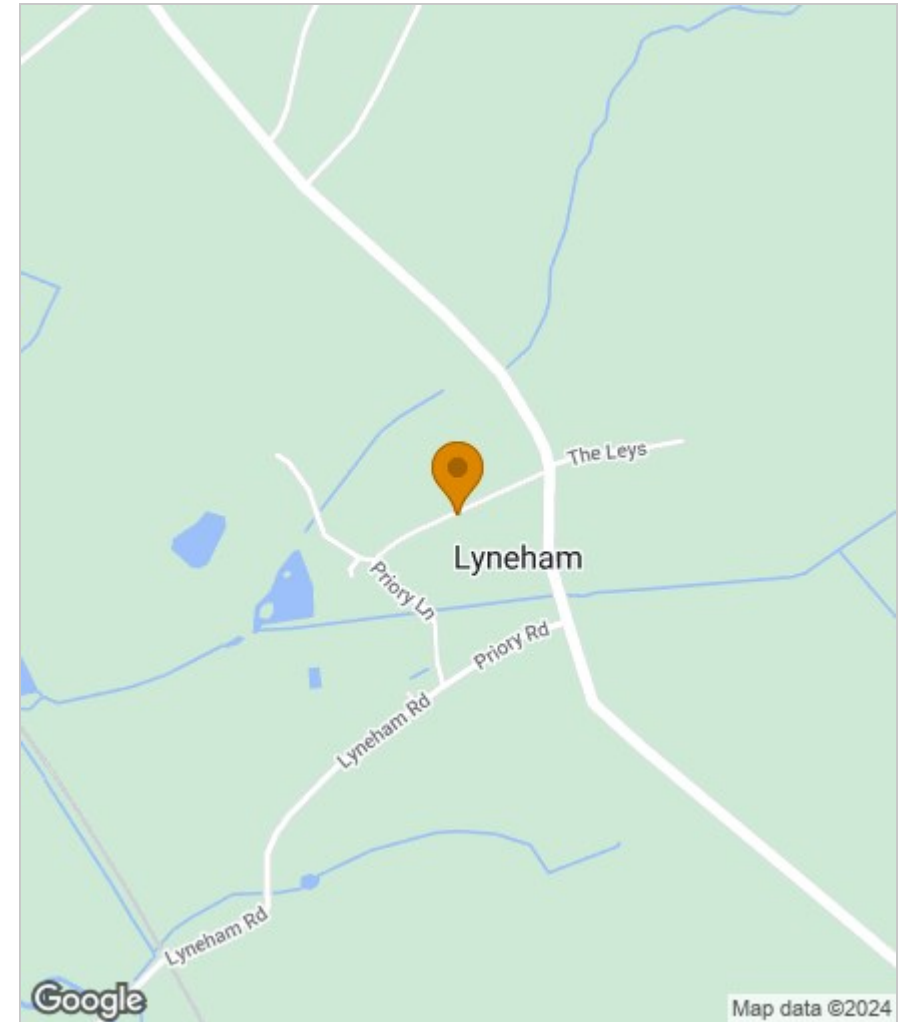
### DIRECTIONS

WHAT3WORDS ///schematic.visit.feast

## 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.

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