

established 200 years

Tayler & Fletcher



Granary Barn 22 Plum Lane
Shipton-Under-Wychwood, OX7 6DZ
Guide Price £1,250,000



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*A beautiful Grade II listed barn conversion full of features including beamed ceilings and stone feature walls set in a secluded courtyard location in this highly desirable village. The property benefits from a good sized detached double garage with 2 rooms above, beautifully manicured rear garden and orchard overlooking open fields. ** VIEWING DAY 12TH JUNE 2024 BY APPOINTMENT ONLY ***

LOCATION

Granary Barn is located on the edge of Shipton-under-Wychwood, a thriving West Oxfordshire village in the Cotswolds Area of Outstanding Natural Beauty. The village 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. The adjoining 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. 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

Granary Barn is beautifully presented, converted in the 1980's to a high standard throughout. The property offers a wealth of period character features including exposed stonework, beams, open fireplaces and has been lovingly well maintained over the years providing a comfortable family home backing onto fields behind with stunning countryside views.

Internally the property offers a spacious hall, cloakroom, three reception rooms, a breakfast kitchen, utility and useful rear porch. Upstairs is a large principle bedroom with ensuite, three further bedrooms and family bathroom.

Externally the barn has parking for two cars to the front of the garage and further parking to the rear. The detached double garage with adjoining store loft room above which has expired planning permission for an office. There are large mature gardens with lawns and shrub and flower beds, further area of garden.

ACCOMMODATION

GROUND FLOOR

Entrance porch - quarry tiled floor and door to

Entrance Hall - stairs rising to first floor,





slate tiled floor. Arched glazed double doors to

Dining Room - beams and exposed stonework and chimney breast, open fireplace with wood burner fitted, double doors to

Conservatory - exposed stone wall to side side the remainder is glazed with double doors to side and tiled floor.

Cloakroom - low level WC, basin and window to front.

Kitchen Breakfast Room - two windows to rear, tiled floor, wall and base units, built in oven and hob, extractor over, sink, plumbing for dishwasher, breakfast bar, door to

Utility - base unit with sink inset, plumbing for washing machine, door to

Rear Porch - Glazed with door to rear.

FIRST FLOOR

Landing - airing cupboard, two roof lights, doors off

Principle Bedroom - window to rear, built in wardrobes, door to

Ensuite Bathroom- bath, separate shower cubicle, basin, WC and laminate flooring.

Separate Family Shower Room - Walk in shower cubicle, basin and WC.

Bedroom - built in wardrobe, window to rear.

Bedroom - built in wardrobe, roof light.

Bedroom - built in wardrobes, windows to side and rear.

OUTSIDE

Externally the barn is approached over a gravel driveway and has ample parking leading to the detached double garage with adjoining store and two further store/workshops above.

There are large mature gardens with lawns and shrub and flower beds, paved patio areas, further productive area of garden and orchard all backing onto open fields with views.

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

COUNCIL TAX

Council Tax band G. Rate Payable for 2024/2025 £3782.69

SERVICES

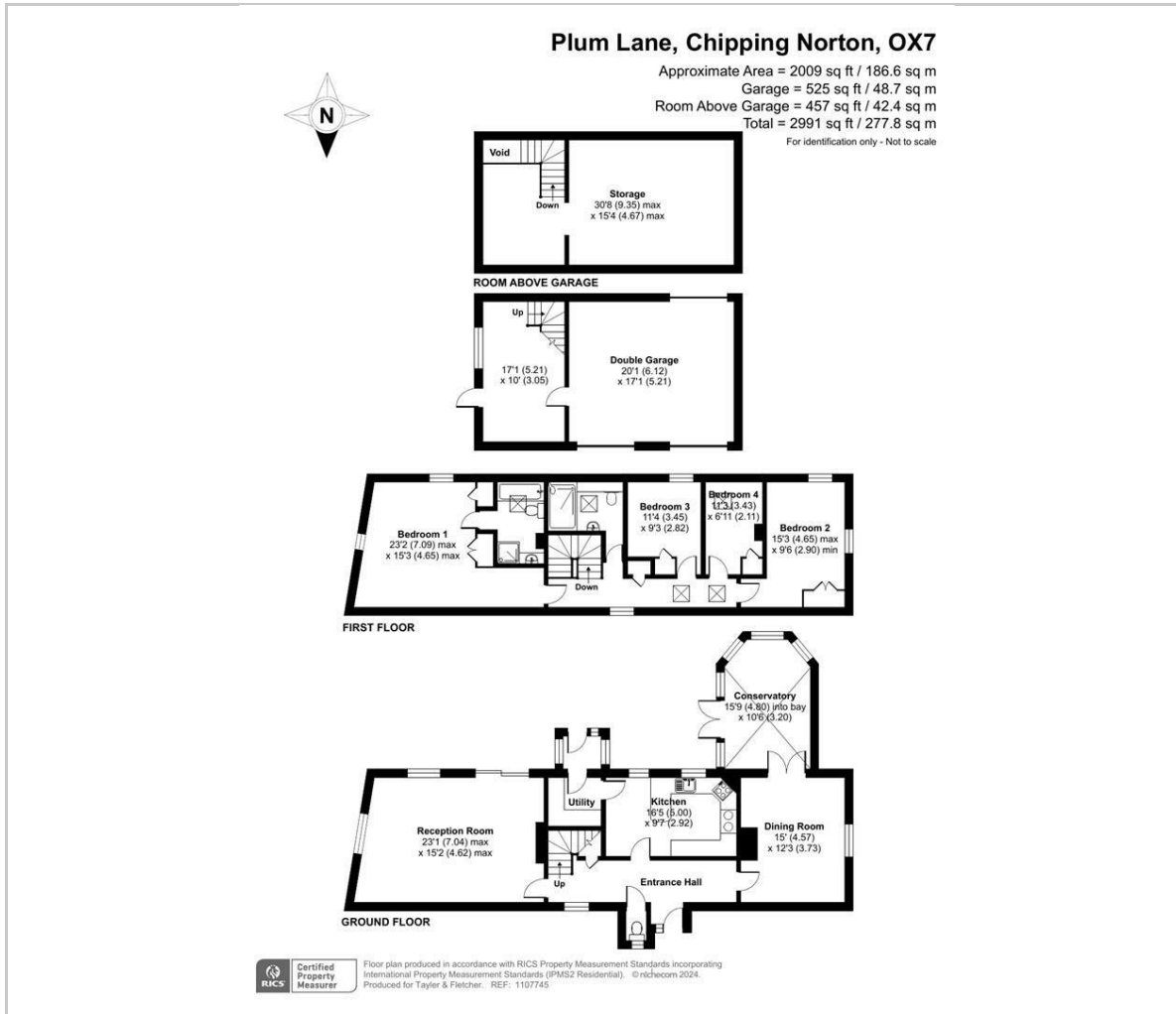
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

VIEWING

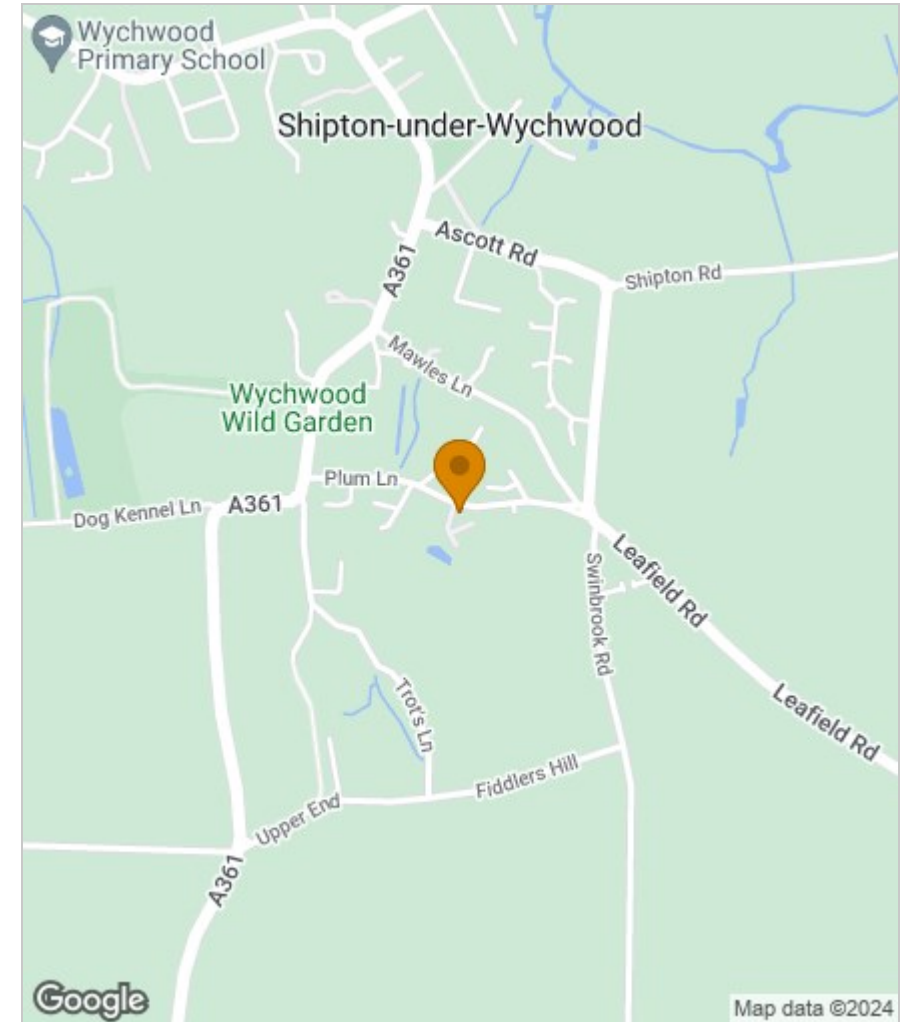
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.