

established 200 years

# Taylor & Fletcher



89 High Street

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

Guide Price of £375,000





## 89 High Street

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

*Beautifully light filled three bedroom semi detached home with south facing rear garden, detached garage and driveway, with no onward chain.*

### LOCATION

Milton-under-Wychwood is a large and thriving Oxfordshire Cotswold village in an Area of Outstanding Natural Beauty. It has a wide range of local amenities including the award winning Hare public house, a village store, post office, several cafes, a restaurant and micro brewery, dental and veterinary surgeries, hairdressers, primary school and church, with more extensive amenities in the nearby towns. Central to the village is a green and play park. Close by Kingham and Charlbury stations offer mainline railway services to London Paddington. Daylesford and Soho Farmhouse are also conveniently located nearby.

### DESCRIPTION

Semi detached property offering spacious accommodation presented in good order and would benefit from some updating. Very private good sized garden on three sides (south-facing rear garden), large garage and parking. The property has the benefit of double glazing, gas fired central heating throughout and a multi fuel Morso stove in the lounge. The property is being sold chain free with vacant possession available.

### ACCOMMODATION

#### GROUND FLOOR

Door to Entrance Hall with stairs to first

floor. Door to

Dining Room, sliding patio doors to garden, archway to kitchen and archway to sitting room.

Sitting Room with window to front, fireplace with Morso Squirrel stove fitted, sliding patio doors to rear garden.

Kitchen, dual aspect with window to rear and side, door to side, range of wall and base units, stainless steel sink, additional food-prep sink with pull-out tap head, 8-burner range cooker, extractor hood above, plumbing for washing machine/dishwasher, space for fridge freezer, door to cloakroom.

Cloakroom with low level WC, wash hand basin, plumbing for washing/dishwasher, window to front.

#### FIRST FLOOR

Landing with window to front and side. Airing cupboard.

Double bedroom being dual aspect with window to rear and side.

Double bedroom with window to rear, built in wardrobes.

Single bedroom with window to front.

#### OUTSIDE







### FRONT GARDEN

Path to front door, laid to lawn with mature hedge and shrubs.

### SIDE GARDEN

Laid to lawn with mature hedge and feather board fencing.

### REAR GARDEN

Paved patio immediately to the rear of the property, the remainder of the garden laid to lawn with mature shrubs and hedges, at the bottom of the garden is a delightful covered deck area.

### GARAGE & PARKING

With up and over door to front, side pedestrian door and window to side. Parking on driveway to front of the garage.

### 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.

### 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.

### 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

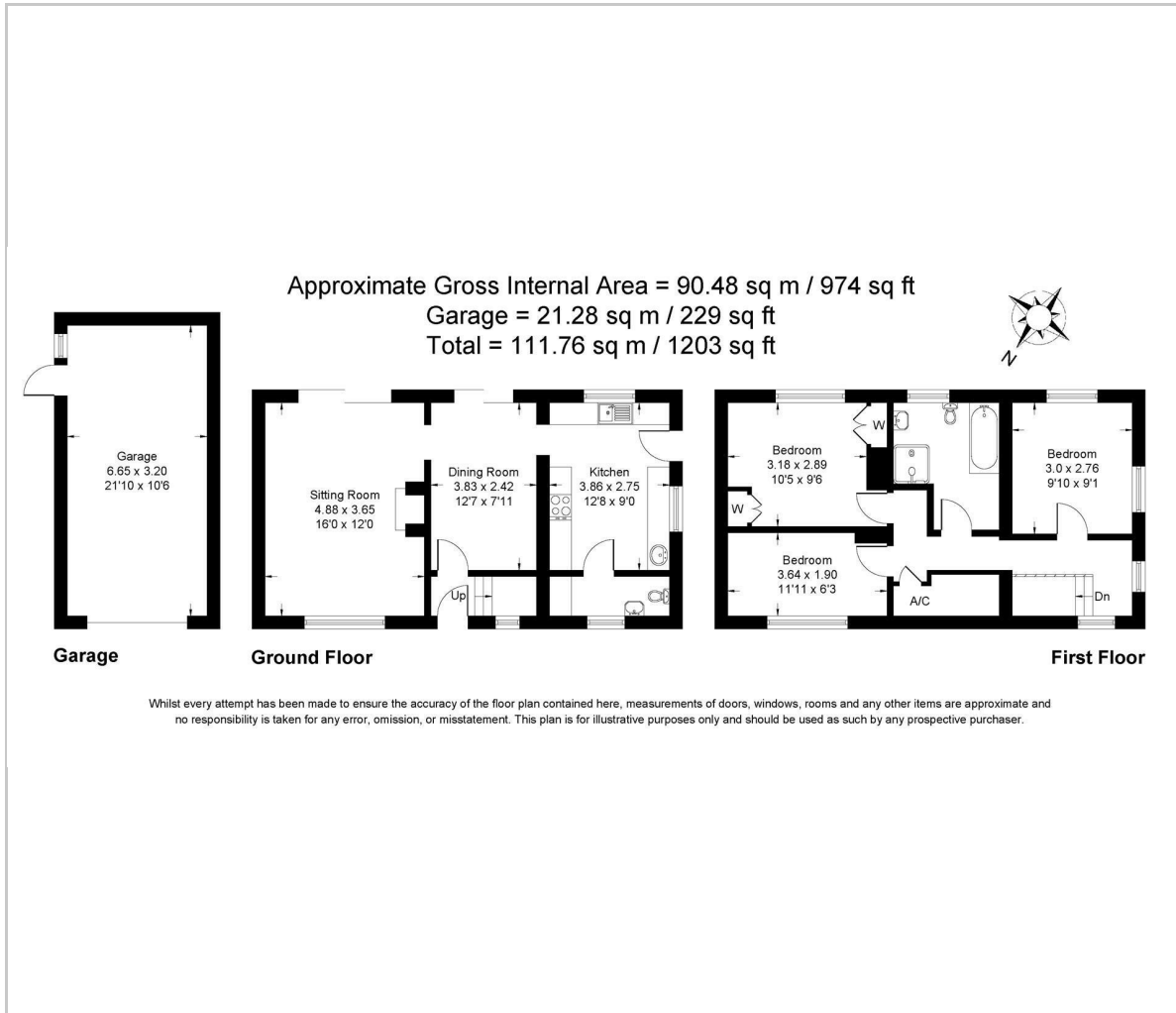
Council Tax band C. Rate Payable for 2024/ 2025 £2025.28

### SERVICES

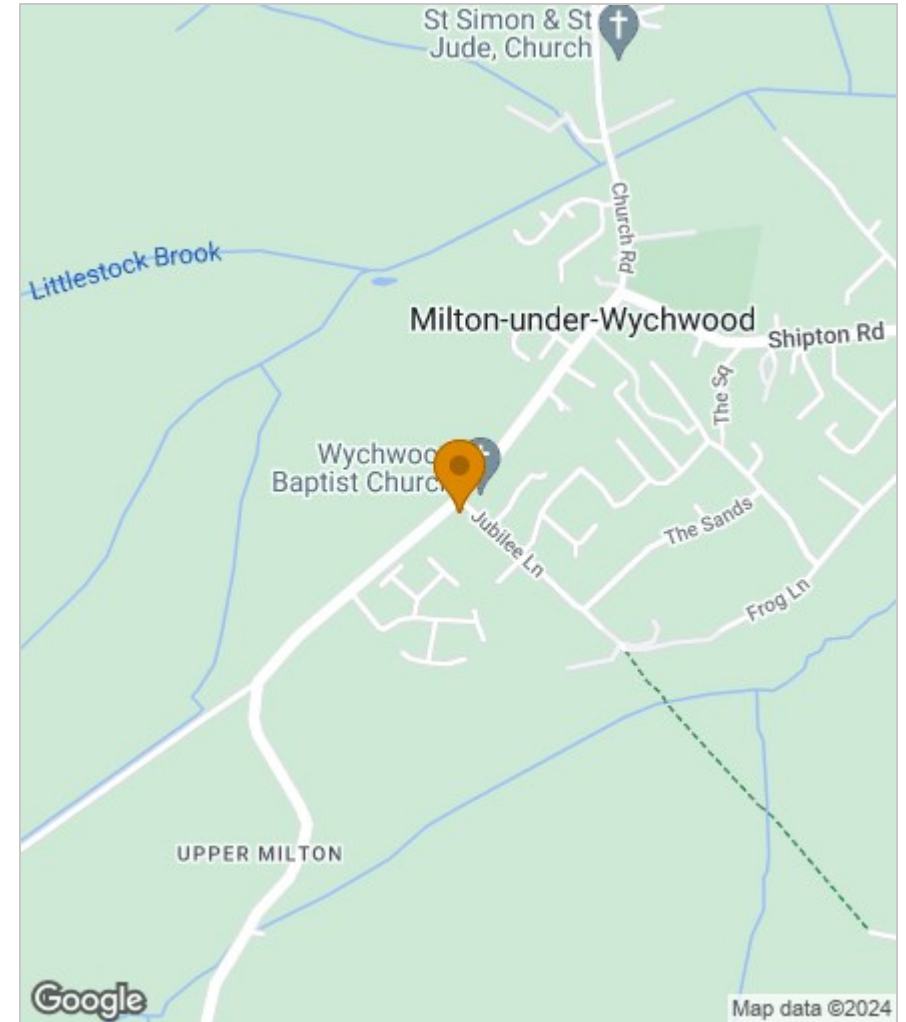
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.



## 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.

