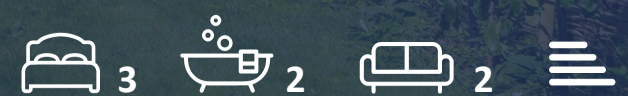


established 200 years

Tayler & Fletcher



Inns Keep Church Road
Milton-Under-Wychwood, OX7 6LF
Guide Price £750,000



Inns Keep Church Road Milton-Under-Wychwood, OX7 6LF

Inns Keep is a wonderfully presented Grade II listed house, situated at the heart of this popular northern Cotswold village with views over the village green. Dating back to the 1580's this property is one of the oldest in the Wychwood's and therefore offers a wealth of period character features including an inglenook fireplace and exposed beams, all of which have been lovingly restored over the years to maintain the period charm.

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, 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. Both Kingham and Charlbury stations offer excellent mainline railway services to Oxford and London Paddington.

DESCRIPTION

The ground floor accommodation mainly comprises of a sitting room with inglenook fireplace and is open aspect to the dining room with further fireplace this entire space has oak flooring throughout to complement the partially exposed stone walls. The study/playroom adds further flexibility to the ground floor space. The kitchen is a real triumph modern yet blends seamlessly into the charm and character of this home and features modern gloss units and dual bi-fold doors accessing the rear garden.

The first floor is home to two bedrooms, spacious bathroom, and useful laundry room. The master bedroom and sumptuous en-suite shower room is

located to the second floor and no where more is the distinctiveness of this home is more apparent with the impressive and outstanding timber beams on display. The low maintenance garden and garage to the rear of the property complete the details for this alluring property.

ACCOMMODATION

GROUND FLOOR

The ground floor comprises of an entrance hall of which leads to a large living space with an adjoining spacious living room and dining area continuing the character charm with an inglenook fireplace, exposed beams, oak flooring and window seats perfect for admiring the country views. To the rear is a reception room suitable for a variety of purposes such as a snug, office, playroom or a bedroom. The kitchen/breakfast area has a light and contemporary feel to it, equipped with modern units and appliances, and a granite worktop which is well suited with the period features such as a bread oven and old fire place fitted with a wood burner.

FIRST FLOOR

The first floor is also split level comprising of two spacious double bedrooms, a family bathroom with a shower over the bath and a utility/laundry room.





SECOND FLOOR

The second floor offers the main bedroom with a vaulted ceiling, exposed beams and storage built into the eaves. The main suite is complete with a light and contemporary en suite shower room.

VIEWINGS

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.

OUTSIDE

This property is set back from the road allowing for a peaceful feel with a small landscaped front garden - which could be converted to parking subject to planning consent. There is also a pretty garden to the rear of this property which is part paved and part decked making it easy to maintain and can be accessed via sliding doors from the kitchen/breakfast area. It also has gated rear access across a shared drive way with easement rights to the single garage.

LOCAL AUTHORITY

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

COUNCIL TAX

Council tax band E. Rate Payable for 2024/2025 £2784.76

FIXTURES & FITTINGS

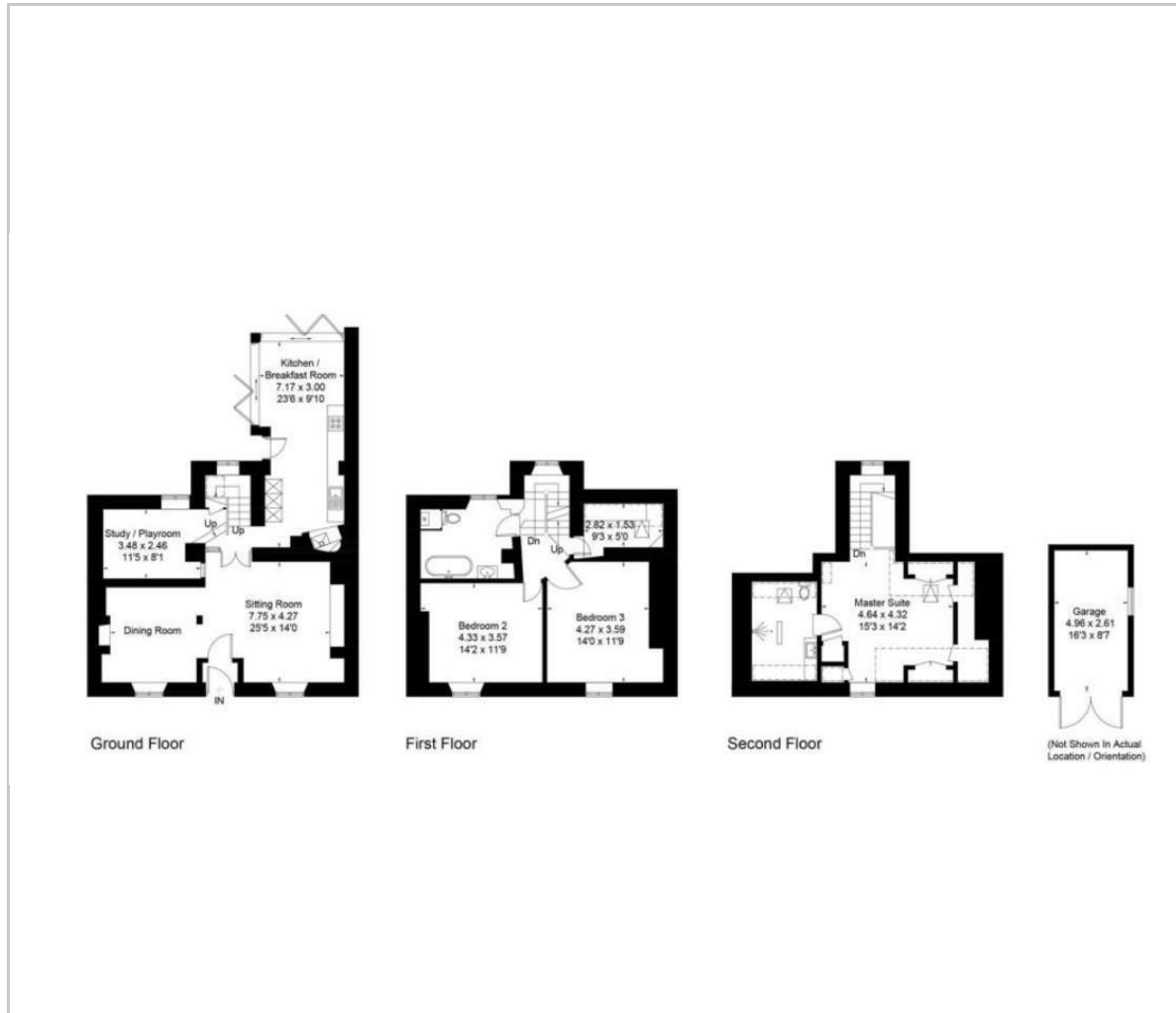
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

SERVICES

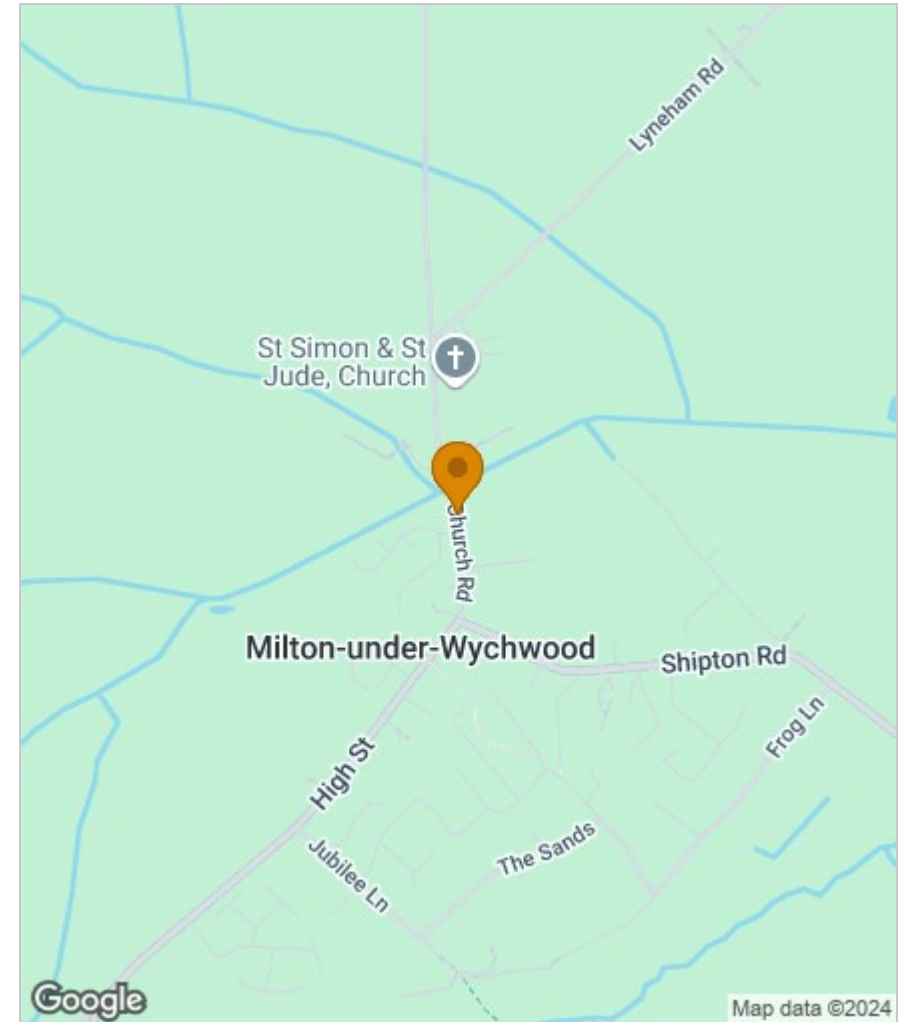
Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.



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.