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Tayler & Fletcher



Linden Trees, Ascott Road
Shipton-Under-Wychwood, OX7 6DD
Guide Price £925,000



Linden Trees, Ascott Road Shipton-Under-Wychwood, OX7 6DD

Nestled in the heart of the village of Shipton-Under-Wychwood, this delightful four-bedroom detached home offers a spacious and versatile layout, perfect for family living. The property is set in a good sized plot with well established south facing garden to the rear and ample parking to the front.

LOCATION

Shipton-under-Wychwood is 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/nursery currently Ofsted rated 'Good' and village hall, doctors surgery and 'Cotswold Lounge' eatery and bar. Central to the village is a large recreation space containing a play park for children. 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 café nearby, Rise & Flour bakery and café, Groves hardware store, and Virtue micro brewery. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. 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. There are main line rail services to London Paddington (80 minutes) from Charlbury and Kingham and a request stop in the village itself. The village is also in the

catchment area for both Burford Academy and Cotswold Academy (Bourton On The Water).

DESCRIPTION

This four-bedroom extended detached home is centrally located in the picturesque village of Shipton-Under-Wychwood, offering the perfect balance of countryside living and modern comforts. The property features a spacious principle bedroom with an ensuite bathroom, along with three additional double bedrooms and family bathroom all to the first floor, making it ideal for a large family.

The heart of the home is the refitted kitchen which is contemporary and well-equipped with integrated appliances and a breakfast bar perfect for household meals and entertaining. There are also two reception rooms, including a triple aspect lounge that fills the space with natural light, providing a comfortable and welcoming area overlooking the south facing garden. In addition there is a utility and study leading from the kitchen.

The spacious driveway provides parking for several vehicles, while a double garage with a workshop and store adds extra versatility, ideal for car enthusiasts or those in need of additional storage or





potential to convert to an annexe subject to the usual permissions.

This large family property is well located for local amenities and good transport links, making it an ideal choice for families or anyone looking for a village setting.

ACCOMMODATION

GROUND FLOOR

Two Reception Rooms: Large Open Plan Dining Hall: A triple aspect lounge that floods the space with natural light and working open fireplace.

Newly Refitted Kitchen: A contemporary, well-equipped space with integrated appliances and breakfast bar ideal for family meals and entertaining.

Study.

Utility Room: Offering convenience and ample storage.

Cloakroom: W/C and hand basin.

FIRST FLOOR

Four double bedrooms: Including a principle bedroom with an en-suite bathroom, all bedrooms have fitted wardrobes.

Well appointed family bathroom.

Spacious landing area with eaves storage.

OUTSIDE

Well Established Front & Rear Gardens: Both laid to lawn with mature trees, shrubs and plants, there are three patio areas to the rear garden providing lovely outdoor areas for eating and relaxation.

Spacious Driveway: Ample parking for several vehicles.

Front Aspect: Overlooking the Glebe Field.

Double garage with integrated workshop and store.

SERVICES

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

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

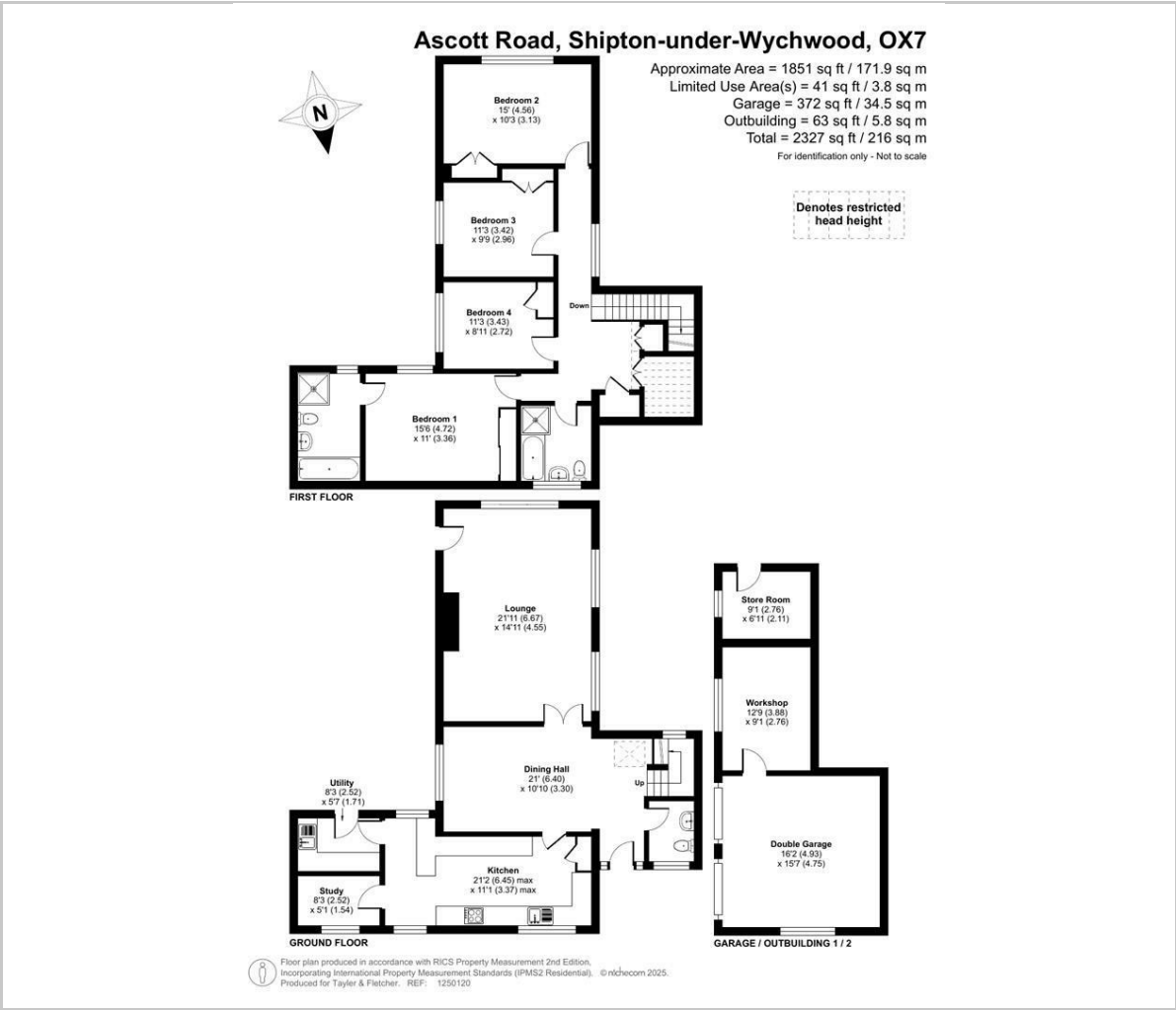
COUNCIL TAX

Council Tax band F. Rate Payable for 2024/ 2025 £3278.33

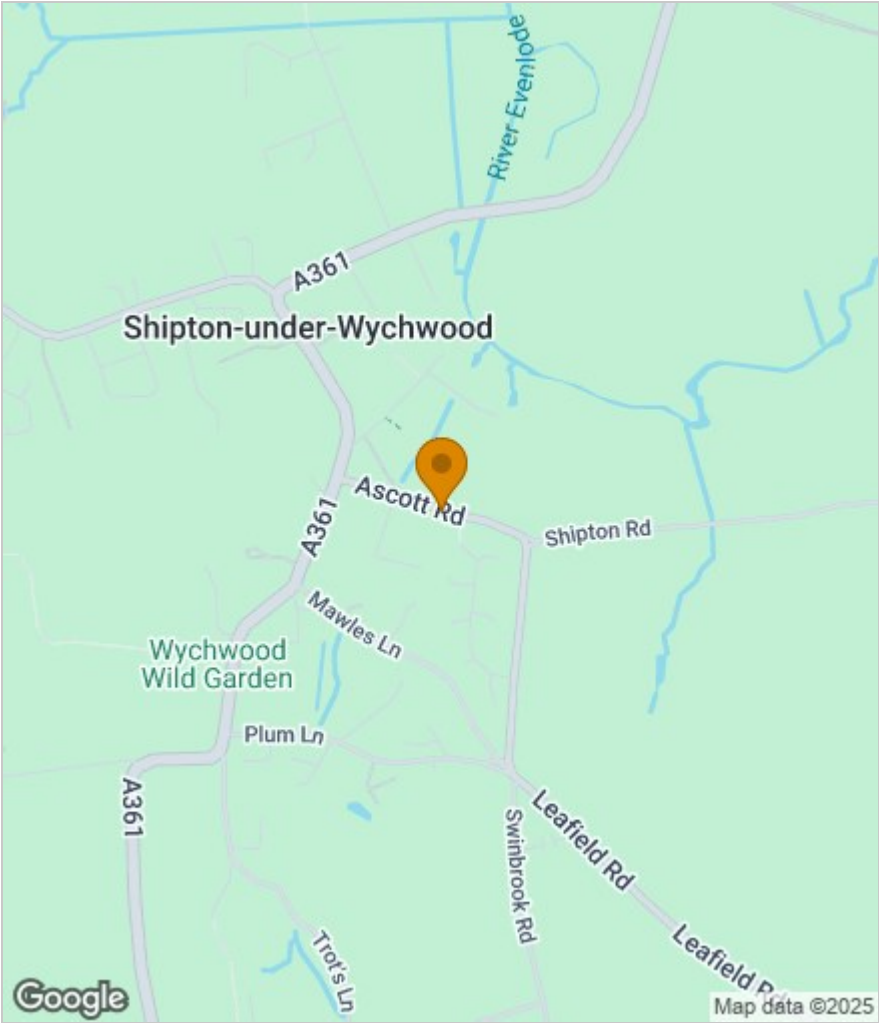
VIEWING

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

