

established 200 years

# Tayler & Fletcher



81 High Street  
Milton-Under-Wychwood, OX7 6LD  
Guide Price £700,000





## 81 High Street

Milton-Under-Wychwood, OX7 6LD

*A charming and unique opportunity to acquire a former church manse, full of character and potential, situated in the picturesque village of Milton-under-Wychwood. This delightful period property offers spacious living across two floors, making it ideal for family life or those seeking a peaceful retreat with scope for further development.*

### 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 mainline railway services to London Paddington. Daylesford and Soho Farmhouse are also conveniently located nearby and the Lamb Inn as featured in the Times newspaper is situated in the neighbouring village of Shipton-Under-Wychwood.

### DESCRIPTION

This charming property features four spacious bedrooms, offering plenty of room for family living. The bright and airy lounge, with its original features, provides a welcoming space to relax. A separate dining room creates an ideal setting for formal meals and gatherings. The kitchen is well-appointed with ample storage and counter space, while the utility room, which includes a cloakroom, enhances the home's practicality. The cellar offers additional storage and the potential for further development. The family bathroom is thoughtfully designed

with modern fittings. Outside, the generous garden, mostly laid to lawn, provides a serene space for outdoor activities, and there is off-street parking with the opportunity to expand and create more parking spaces if needed. This home would now benefit from some updating.

### ACCOMMODATION

The property boasts four generous bedrooms, providing ample space for family living or creating a home office. The elegant lounge is filled with natural light and retains charming original features. A separate dining room offers an inviting space for formal meals and entertaining guests. The well-equipped kitchen provides plenty of storage and preparation space, while the utility room, complete with a cloakroom, adds practical convenience. A cellar offers additional storage with potential for further development. The family bathroom is fitted with modern fixtures. Outside, the spacious garden is mainly laid to lawn, offering a peaceful outdoor space, and off-street parking is available with the potential to create additional spaces.

### GROUND FLOOR

Hallway, lounge, cellar, dining room, kitchen, utility with cloakroom







## FIRST FLOOR

Four bedrooms, three doubles and one single, family bathroom

## OUTSIDE

The property features a generously sized garden, predominantly laid to lawn, providing a tranquil outdoor area to relax or entertain. There is off-street parking available, with the added possibility to expand and create additional parking spaces if desired.

## 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](http://www.westoxon.gov.uk)

## COUNCIL TAX

Council Tax band D. Rate Payable for 2024/ 2025 £2278.44

## 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.

