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# Tayler & Fletcher



14 Littlebrook Meadow

Shipton-Under-Wychwood, Chipping Norton, OX7 6EL

**Offers In Excess Of £700,000**





## 14 Littlebrook Meadow

Shipton-Under-Wychwood, Chipping Norton, OX7 6EL

*Beautifully appointed and spacious four-bedroom detached home with stone elevations nestled in this sought-after Cotswold village. Features include an open-plan kitchen/breakfast/family area, separate study, cosy lounge with multi fuel stove, en suite to principal bedroom, and modern family bathroom. Large garden with brook and backing onto open fields – ideal for family living with a countryside feel.*

### 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 rated 'Good' by Ofsted, Village Hall, Doctors Surgery and 'Cotswold Lounge' eatery and bar. Central to the village is a large recreational 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, dental and veterinary surgeries, hairdressers, Bruern farm shop and café nearby, Rise and Flour bakery and café, Groves hardware store and Fire and Wine restaurant.

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 has a reduced stopping service in the village itself. The village is also in the catchment area for both Burford Academy and Cotswold Academy (Bourton-On-The-Water).

### DESCRIPTION

Situated in the heart of the highly sought-after village of Shipton-Under-Wychwood, in a quiet cul de sac location this impressive detached Cotswold Stone family home offers generous living space, a large garden with a useful Summerhouse/ Studio office, Brookside patio and stunning views over open fields. Outside, the extensive garden offers plenty of space for children to play or to simply enjoy the peaceful countryside setting, with the added benefit of backing directly onto open fields.

This beautifully presented home combines the charm of village life with excellent family accommodation which would be ideal for those seeking space, comfort, and a rural outlook. Viewing is highly recommended to appreciate the features of this property.







## ACCOMMODATION

### GROUND FLOOR

Consists of a bright study and interconnecting sitting room with patio doors leading to the rear garden, a feature stone fireplace with multi fuel stove and an open plan kitchen/diner/ breakfast room and a downstairs cloakroom. The kitchen area is tiled with hand made Spanish floor tiles.

### FIRST FLOOR

Landing with access to partly boarded loft space and airing cupboard. Master bedroom with wall of fitted wardrobes, door to an en- suite shower room. Three further bedrooms with windows to rear overlooking the lovely gardens and a well fitted family bathroom.

### OUTSIDE

Comprises of a beautifully appointed brookside patio and large extended rear garden accessed via a bridge over the Brooke with mature fruit trees and shrubs. There is a useful Summerhouse/ Studio office with a large patio area , ideal for outside entertaining. There is a double garage to the front of the property with space for two cars to be parked off road. There is also a useful bin/bike storage to the side of the driveway with a log store.

### SERVICES

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

The electricity service is complemented by solar energy enabling surplus energy to be fed back into the grid to reduce overall energy costs.

### 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

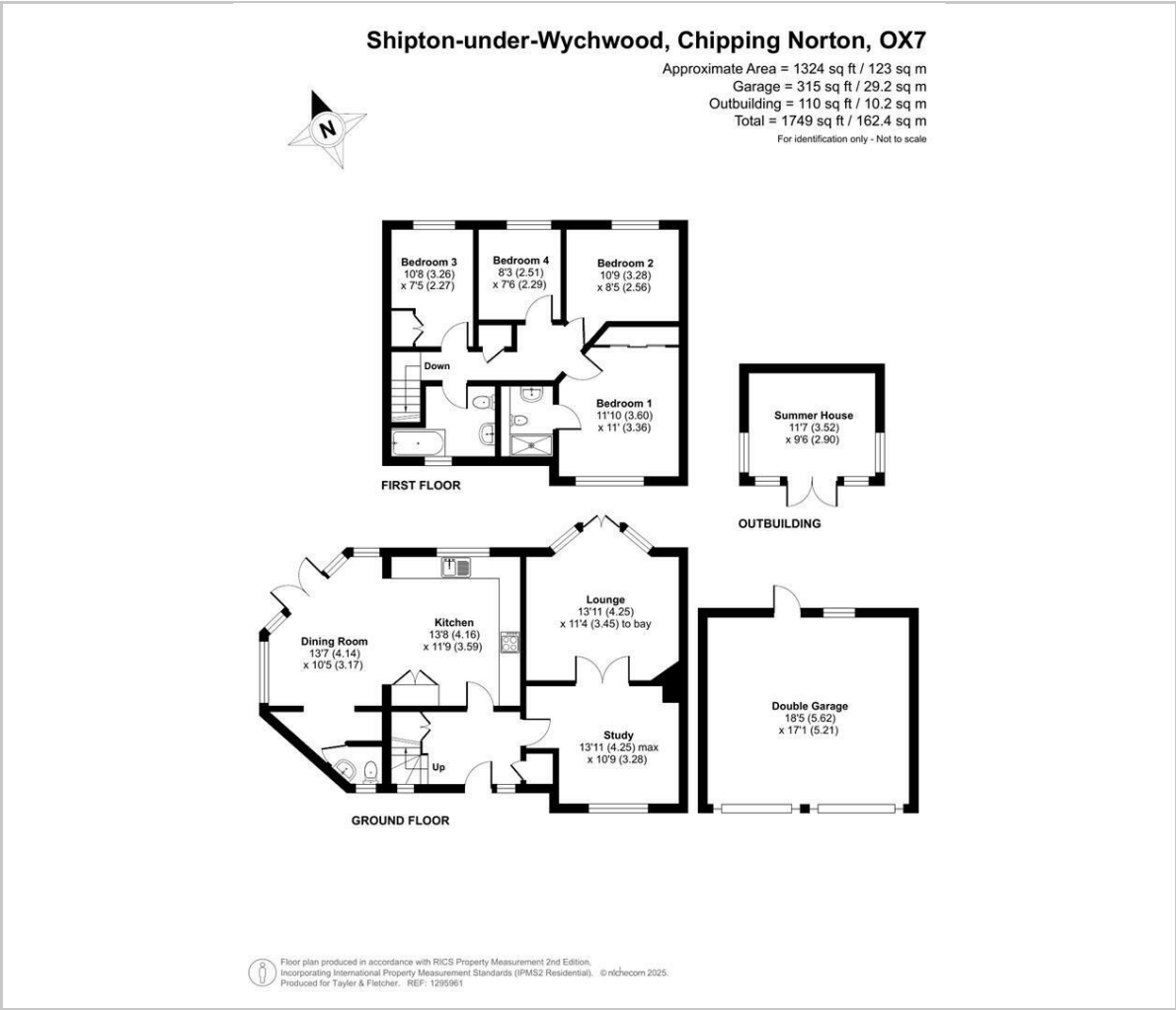
Council Tax band F. Rate payable for 2025 / 2026 £3416.76

### VIEWING

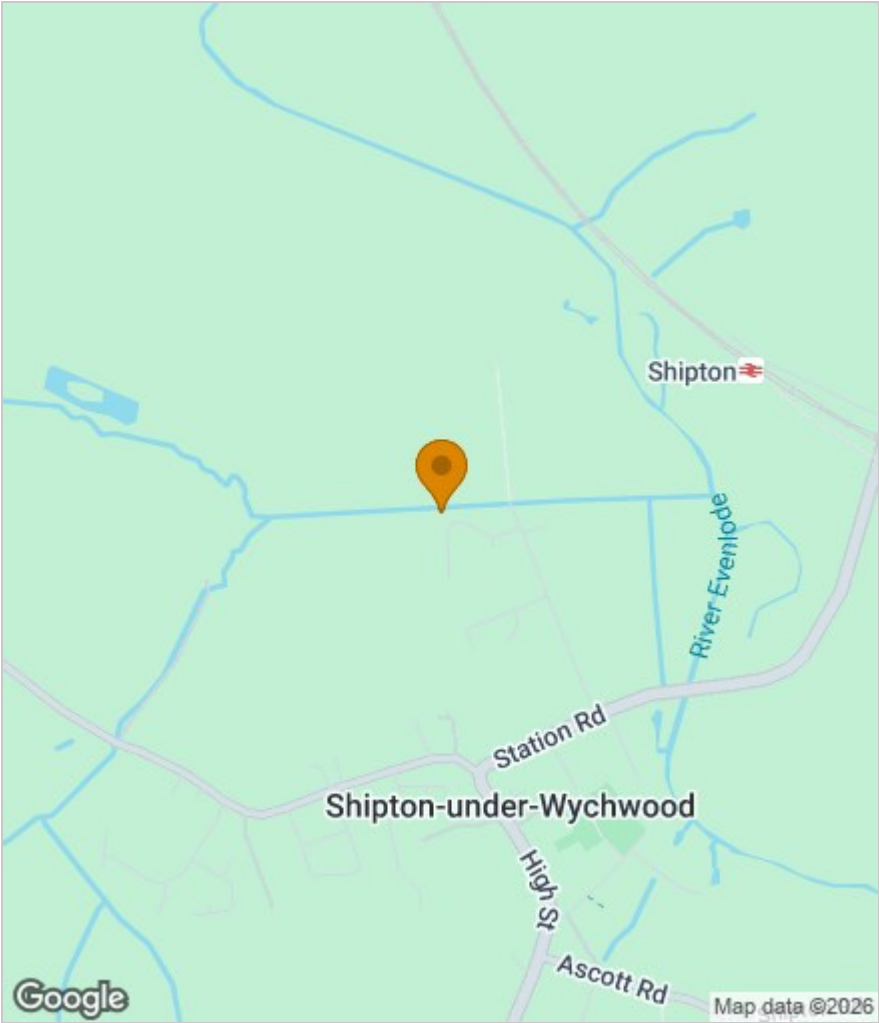
Viewing is strictly via the sole agents of Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.

