



## High Street, Milton Under Wychwood

£995

A WELL PRESENTED 3 BEDROOM COTSWOLD COTTAGE WITH FRONT AND REAR GARDENS,  
OFF STREET PARKING AND FAR REACHING VIEWS



Chipping Norton 7.8 miles, Burford 4.2 miles, Charlbury 7.4 miles, Witney 11.7 miles, Oxford 24.4 miles. All mileages are approximate.

## 82 High Street Milton Under Wychwood Oxfordshire OX7 6ES

### A WELL PRESENTED 3 BEDROOM COTSWOLD COTTAGE WITH FRONT AND REAR GARDENS, OFF STREET PARKING AND FAR REACHING VIEWS

- Cotswold Cottage
- Well presented throughout
- Sitting Room with open fire
- Generous Kitchen/Dining Room
- White goods included
- Cloakroom
- 3 Bedrooms
- Bathroom
- Gardens & Parking

**VIEWING** Strictly by prior appointment through

Taylor & Fletcher

**Tel: 01608 644 344**

## 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 Hare public house, a village store, post office, dental and veterinary surgeries, primary school and church, with more extensive amenities in the nearby towns. Both Kingham and Charlbury stations offer mainline railway services to London Paddington. The property is also within easy reach of Soho Farmhouse and Daylesford.

## DESCRIPTION

A well-presented Cotswold cottage with deceptively spacious accommodation arranged over two floors and far reaching views to rear over open countryside. Accommodation comprised sitting room with a open fireplace, well fitted kitchen/dining room with a good range of white goods, three bedrooms and bathroom. Front and rear gardens and parking to front.

## DIRECTIONS

From our offices in Chipping Norton proceed along West Street, turning left at the mini roundabout and then right at the second mini roundabout on the Burford Road (A361). Continue on to the village of Shipton under Wychwood, passing a petrol station on the left. At the bend by the 'Wychwood Inn' public house turn right signposted Milton under Wychwood. Follow this road for approximately a mile going past the village green on your right which continues in to the High Street. Proceed along the High Street where you will find the property on your right hand side near the end.



## SERVICES

Mains water, drainage, gas and electricity are connected to the property. Telephone connection is subject to the British Telecom regulations.



## COUNCIL TAX

Band C

## LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen

Witney  
Oxfordshire  
OX28 6NB  
Tel: (01993) 702941



## HOLDING DEPOSIT

One week's rent. This is to reserve a property. A holding deposit of one week's rent is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



## SECURITY DEPOSIT

A security deposit of £1148 is payable at the commencement of the Tenancy. This will be invested on the Tenants behalf into a Client Monies Services Account with Lloyds TSB in Moreton-in-Marsh and will

be refunded, at the termination of the Tenancy, less any charges for damage, breach of the Tenancy Agreement, other losses suffered by the Landlord, unpaid rent or outstanding accounts etc. Tayler & Fletcher are members of the insurance backed Tenancy Deposit Scheme (TDS). The Tenant can find out further information from the website which can be accessed at [www.tds.gb.com](http://www.tds.gb.com)



## AGENTS NOTE

It will be a condition of letting that payment of the first months' rental and security deposit is made in sufficient time to allow for funds to be cleared. All payments by bank transfer.

## RESTRICTIONS

1.Children by arrangement

2. Pets by arrangement

In the event of a pet(s) being permitted by the Landlord within a rental property, the monthly rent will increase by 5%.

3.Non smokers only







11/01/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

82, High Street  
Milton-under-Wychwood  
CHIPPING NORTON  
OX7 5ES

Energy rating  
**D**

Valid until 15 October 2025

Certificate number  
8235-7820-3619-7936-7996

Property type  
Mid-terrace house

Total floor area  
57 square metres

Rules on letting this property  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property  
This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8235-7820-3619-7936-7996>

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Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.