

STONECROFT

20 SHIPTON ROAD, ASCOTT-UNDER-WYCHWOOD OX7 6AF

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In the same family ownership for many years this wonderful family home enjoys a prime position in this picturesque Cotswold village. The property has been well maintained across the years but now offers the opportunity for the new owner to create a fresh look. The ground floor bedroom and bathroom offer the flexibility for multi-generational living with three double bedrooms, shower room and separate WC on the first floor. The spacious living accommodation includes a dual aspect sitting room, dining room with fireplace, and well-appointed kitchen with breakfast bar. Originally a double garage this has been shortened to a single with the creation of a large utility room, cloakroom and study in its place. There is a single garage with plenty of space for parking on the private driveway. Externally the mature, pretty garden is laid mainly to lawn and affords a good degree of privacy. The raised patio area is a wonderful space for alfresco entertaining. An appointment to view is essential to fully appreciate the delightful location and superb living space this lovely home has to offer.



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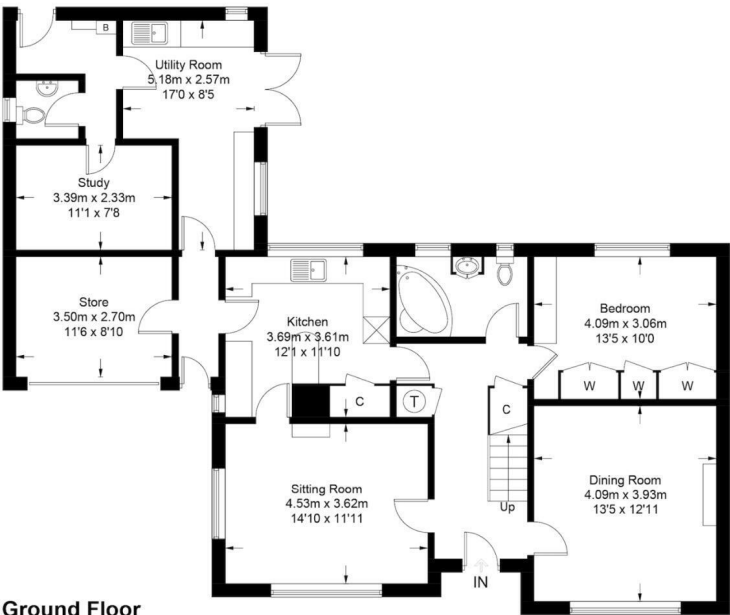
Enclosed

GUIDE PRICE

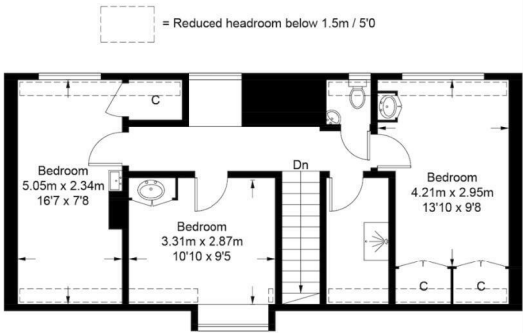
£630,000







Ground Floor
123.2 sq m / 1326 sq ft



First Floor
56.5 sq m / 608 sq ft

Approximate Gross Internal Area = 179.7 sq m / 1934 sq ft



Council Tax:
Band E - £2,922.60

Parking:
Off-street parking & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“LOCATION COMMENT

Ascott under Wychwood is a picturesque village nestled between the popular market towns of Burford and Chipping Norton. This thriving village has a pre school and primary school, a community run village shop, the Tiddy Hall, and the C16 Swan Inn is a wonderful gastro pub. Additional facilities such as a doctor's surgery and further shops are located in Milton Under Wychwood with both Witney and Charlbury within easy reach. The main Worcester to London rail line runs past the village with regular stops at the local station and there is a bus service to Charlbury town, also a rail commuting service to London.



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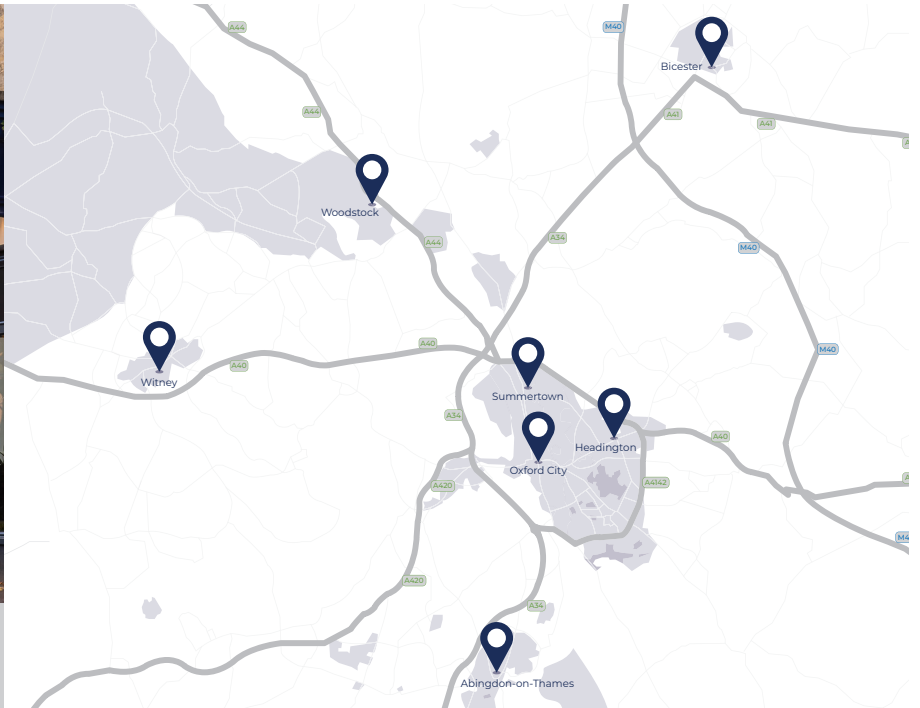
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