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Tayler & Fletcher



Wyndley, Church Road
Milton-Under-Wychwood, OX7 6LF
Guide Price £1,200,000



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Positioned in the thriving village of Milton-under-Wychwood, this detached bungalow occupies an impressive plot of approximately 3 acres, featuring a timber stable block and enjoying stunning countryside views to the rear.

Location

Milton-under-Wychwood offers an excellent range of local amenities, including the award-winning The Hare public house and the popular Fire & Wine restaurant and wine bar. The village also benefits from a village shop, library, dental and veterinary practices, hairdressers, a café, and the long-established W J Groves & Sons hardware store. The Bruern Farm Shop and Café is also nearby. At the heart of the village is an attractive green with a children's play park. The adjoining village of Shipton-under-Wychwood offers further amenities, including a village shop and post office, petrol station, and well-regarded public houses such as The Wychwood Inn, The Lamb Inn and The Crown Hotel. Shipton also provides a primary school, village hall and GP surgery. More extensive amenities can be found in nearby towns including Burford, Chipping Norton and Stow-on-the-Wold, while the renowned Daylesford Organic Farm Shop is also within easy reach. The larger commercial centres of Witney, Oxford and Cheltenham are all easily accessible, with good road links via the A40 and connections to the M4 to the south. Mainline rail services to London Paddington (approximately 80 minutes) are available from Charlbury and Kingham.

Accommodation

This spacious four-bedroom detached bungalow offers approximately 1,220 sq ft of well-proportioned lateral accommodation. The front door opens into a bright and welcoming entrance

hall, featuring loft access and a cloakroom. Further along the hallway is a utility room, fitted with a sink, plumbing for a washing machine, space for a tumble dryer, housing the electric fuse board, and providing access to the rear garden. The generously sized living room benefits from dual-aspect windows, allowing for an abundance of natural light, and features a marble fireplace with provision for an electric fire. The family bathroom is fitted with a bath, separate shower, basin, WC, and heated towel rail. There are four bedrooms in total; the principal bedroom benefits from two triple fitted wardrobes, offering excellent storage, along with an en suite shower room comprising a shower, basin, WC, and a full-length heated towel rail. The property also features an open-plan fitted kitchen/dining room with a breakfast bar, integrated oven, microwave and grill, electric hob, plumbing for a dishwasher, and space for a fridge-freezer. Leading off the kitchen is a conservatory, complete with heating and an internal ceiling fan.

Outside

The property is approached via a gravelled driveway providing parking for up to three vehicles and leading to a single garage. An electric vehicle charging point is also installed. The garden features a patio area directly accessed from the conservatory, with pathways extending along both sides of the property. Beyond the main garden lies a further approximately three acres of land, complete with a timber stable block, currently utilised for storage, and a site





office equipped with power, lighting and water. The property enjoys stunning open countryside views

Services

Mains water, drainage, gas, and electricity. Gas central heating. Solar panels.

Local Authority

West Oxfordshire District Council,
Woodgreen, Witney, Oxfordshire, OX28
6NB | (Tel: 01993 861000)
www.westoxon.gov.uk

Council Tax

Band E | £3063.25 payable 2026/2027

Tenure

This property is Freehold.

Rights of Way

The property benefits from vehicular right of way over the neighbouring development.

We understand and are advised that there are no private or public rights of way crossing the land.

Viewing

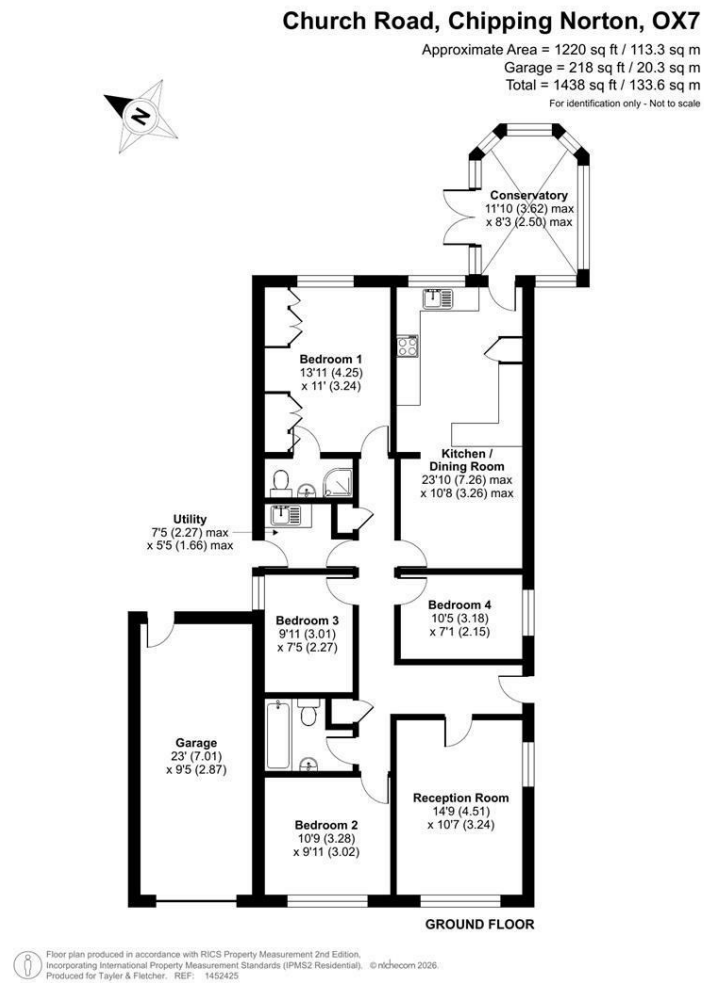
Accompanied viewings STRICTLY BY APPOINTMENT ONLY. Please contact our Chipping Norton office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

Fixtures and 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.



Floor Plan



Area Map



Viewing

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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.

