



**Connells**

Brook Lane  
Shipton-Under-Wychwood Chipping Norton



### Property Description

Set in the highly sought after village of Shipton-Under-Wychwood is this fantastic two bedroom home which is located in Brook Lane. This wonderful home provides a wonderful opportunity for a first time buyer who is seeking to buy their first home in a highly sought after area. This home has been well maintained by the current owners and offers a generous flow which is light and airy throughout it's entirety.

The property accommodation is arranged over two floors. On arrival to Brook Lane you are greeted with an inviting entrance hallway that leads through to the main living area. The living area leads through to a wonderful kitchen/dining room which provides access to the rear garden as well as the downstairs cloakroom. To the first floor you will find a well appointed three piece family bathroom and two double bedrooms.

Externally Brook Lane offers a low maintenance rear garden along with two allocated off street parking spaces. This wonderful home is sat within close proximity to the local village amenities and school. Viewings on this home are highly recommended.

Available now is this two bedroom home that is located on Brook Lane in the highly sought after village of Shipton-Under-Wychwood.

### Entrance Hall

Door to front

### Cloakroom

WC, wash hand basin and extractor fan

### Lounge

14' 1" x 11' ( 4.29m x 3.35m )  
Double glazed window front and understairs cupboard

### Kitchen/Diner

12' x 10' ( 3.66m x 3.05m )  
Double glazed window to rear, gas hob, extractor fan, fan oven, wall units, base units, sink with drainer and plumbing for washing machine.

### Bedroom 1

14' 1" max x 11' 1" ( 4.29m max x 3.38m )  
Double glazed window to front

### Bathroom

WC, wash hand basin, shaver point, heated towel rail, bath with shower over and extractor fan.

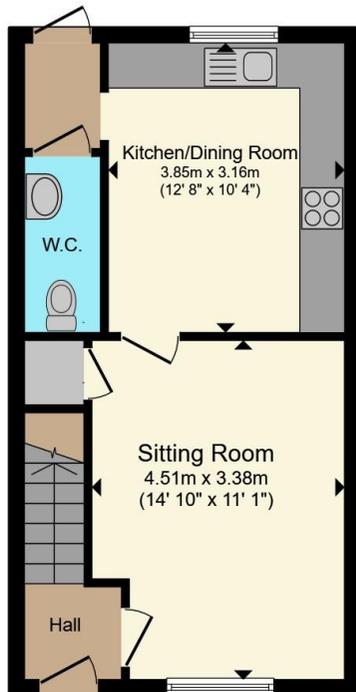
### Bedroom 2

14' 1" x 9' ( 4.29m x 2.74m )  
Double glazed window to

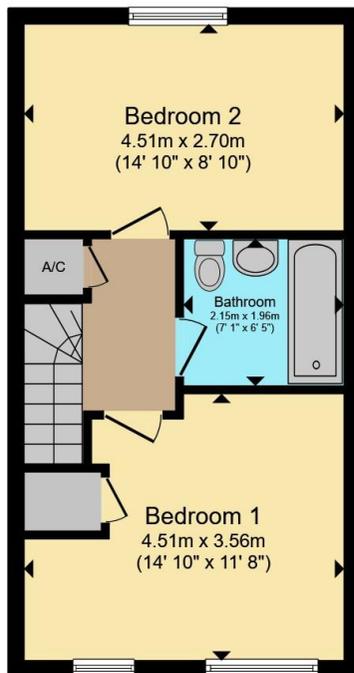
### Garden

Lawn, patio and gate to rear.





**Ground Floor**



**First Floor**

Total floor area 72.4 m<sup>2</sup> (779 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: B Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: CAR104156 - 0002