

established 200 years

Taylor & Fletcher



Falklands, Bruern Road
Milton-Under-Wychwood, Chipping Norton, OX7 6LL
Offers Over £900,000



Falklands, Bruern Road

Milton-Under-Wychwood, Chipping Norton, OX7 6LL

A beautifully presented detached bungalow on the edge of Milton-under-Wychwood, offering extensive countryside views to the front and rear.

Accommodation comprises a porch, entrance hall, sitting room, kitchen/dining room conservatory, utility/bedroom 3, family bathroom, two bedrooms (one en suite)

Large detached garage, attractive gardens, and extensive gravelled parking.

Location

Milton Under Wychwood has a wide range of local amenities including the award winning Hare public house, two village stores, post office, dental and veterinary surgeries, hairdressers, Bruern farm shop and café nearby, Rise & Flour bakery and café, Groves hardware store, and Virtue micro brewery. The adjoining village of Shipton-Under-Wychwood also 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, village hall and doctors surgery. More extensive amenities in the nearby towns such as Burford, Chipping Norton and Stow. Central to the village is a green and play park. Daylesford is 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 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury and Kingham and a request stop in the village itself.

Accommodation

The property features a contemporary kitchen/dining room, a bay-fronted lounge enjoying far-reaching rural views, and a flexible utility/3rd bedroom with cloakroom. There are two generous double bedrooms, including a principal bedroom with a large en-suite, and a newly fitted family wet room. The property also boasts a lovely conservatory which takes advantage of the wonderful countryside views.

Outside

Outside, the home is enhanced by an extended detached garage, an attractive rear garden with mature flora and shrubbery and a useful greenhouse, and extensive gravelled parking to the front, providing ample space for multiple vehicles.

Services

Mains water and electricity. Drainage to septic tank. Oil central heating

Tenure

The property is freehold.

Local Authority

West Oxfordshire District Council





Woodgreen
Witney
Oxfordshire
OX28 1NB
01993 702944

prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

What3Words

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Outgoings

Council tax band E - £2,918.03 for the year 2025/2026

Fixtures and Fittings

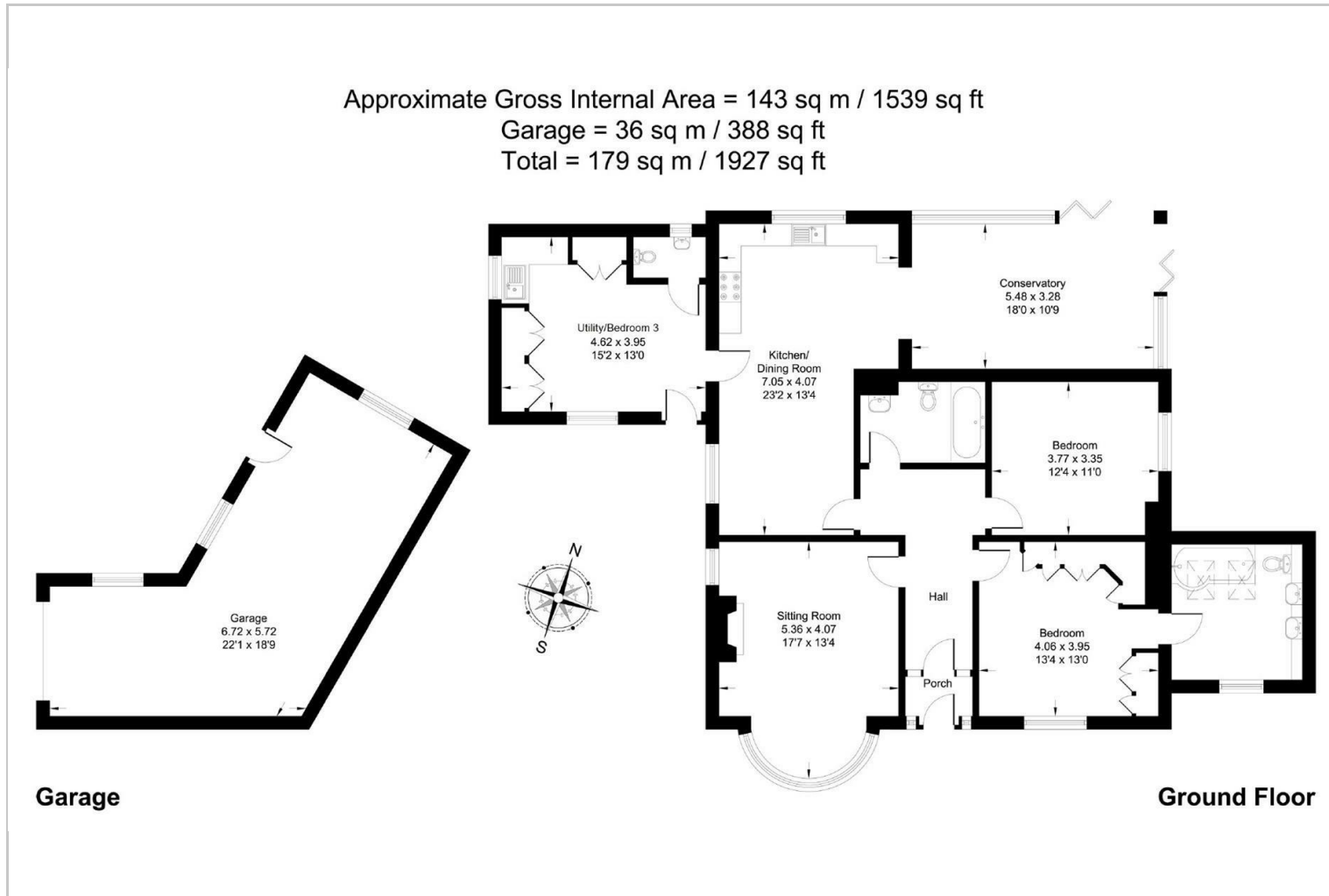
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Viewing

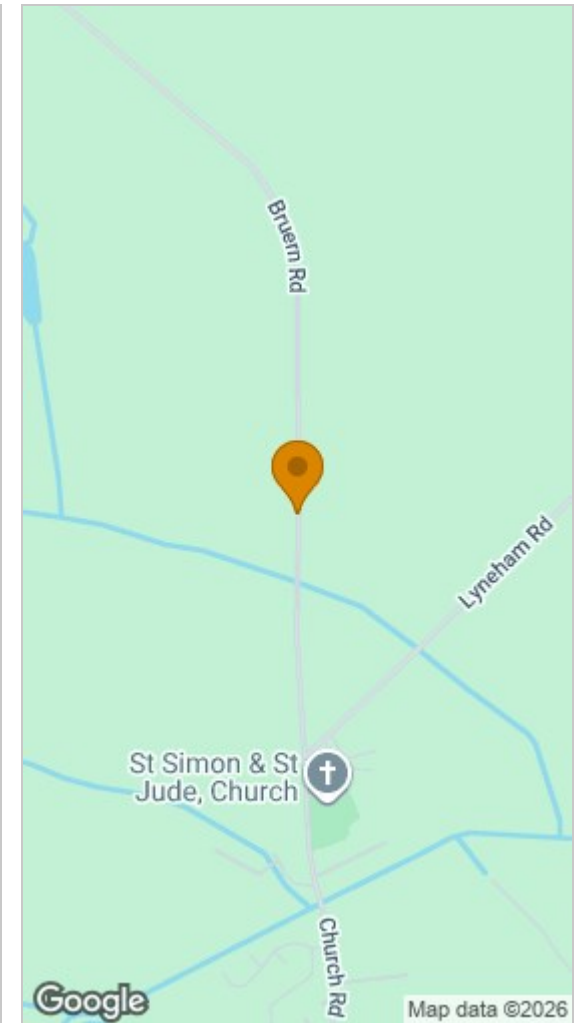
Viewing is strict via the Sole Agents and



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		63
	31	
England & Wales	EU Directive 2002/91/EC	