



GALES GREEN

SHIPTON UNDER WYCHWOOD, OXFORDSHIRE

A five-bedroom double fronted period stone property, sat proudly overlooking the green in Shipton Under Wychwood

Ground Floor: Drawing Room • Dining Room
Inner Hall • Kitchen/breakfast Room
Utility/Cloakroom

First Floor: Reception room/Bedroom
Two Further Double Bedrooms • Family Bathroom

Second Floor: Three Bedrooms

Outside: Courtyard garden to rear



Burford Office

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DESCRIPTION

Believed to date in part from the 17th century, Gales Green is a characterful village house with historic links to Shipton Court. Owned by the current family since 1971, the property retains many original features and now presents an exciting opportunity for sympathetic modernisation.

Extending to approximately 2,189 sq ft, the accommodation is arranged over three floors and offers versatile living space with generous proportions throughout. The house enjoys a delightful outlook across the village green, creating a light-filled and attractive setting.

To the rear, a private west-facing courtyard provides an ideal space for outdoor dining and entertaining, while the front garden captures the morning sun.

Set in the heart of Shipton-under-Wychwood, Gales Green is a charming period home offering considerable potential as a family residence, renovation project, or investment opportunity.

NB: Parking for the property is on-street in the village.





SERVICES

Mains gas, water, electricity and drainage. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green,
Witney, Oxfordshire - T: 01993 861000 | W: westoxon.gov.uk

COUNCIL TAX

Band F

EPC

Rating E



TENURE

Freehold

VIEWINGS

Please telephone Butler Sherborn, Burford Office -
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DIRECTIONS (OX7 6BA)

From Burford pass over the bridge at the bottom of the hill and bear right at the roundabout onto the A361. Continue along this road until you reach the village of Shipton-under-Wychwood. Continue into the village and Gales Green can be found on the left, just past the pub The Crown, opposite the village green.

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Pubs

The Lamb Inn – 0.5 miles
The Hare, Milton Under Wychwood – 1.5 miles
The Swan, Ascott Under Wychwood – 2 miles



Members Clubs

Thyme, Southrop – 11.6 miles
Soho Farmhouse, Great Tew – 14.5 miles
Estelle Manor, North Leigh – 11.8 miles



Schools

Wychwood Primary School – 0.7 miles
Kingham Hill School – 7.1 miles
Burford School, Burford – 4.6 miles

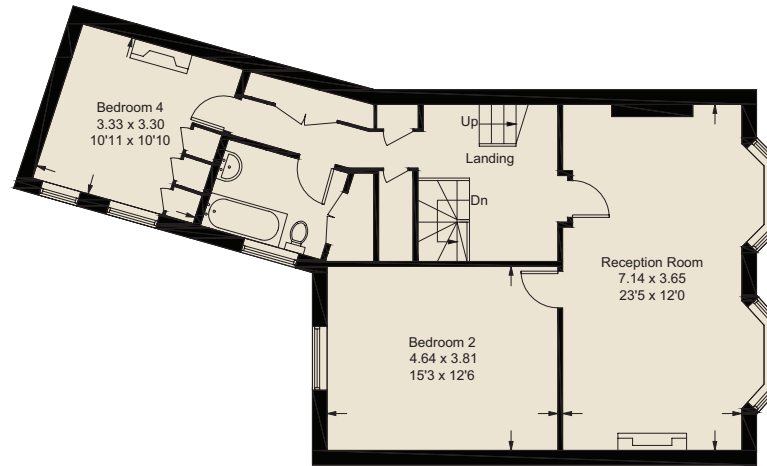


Train stations

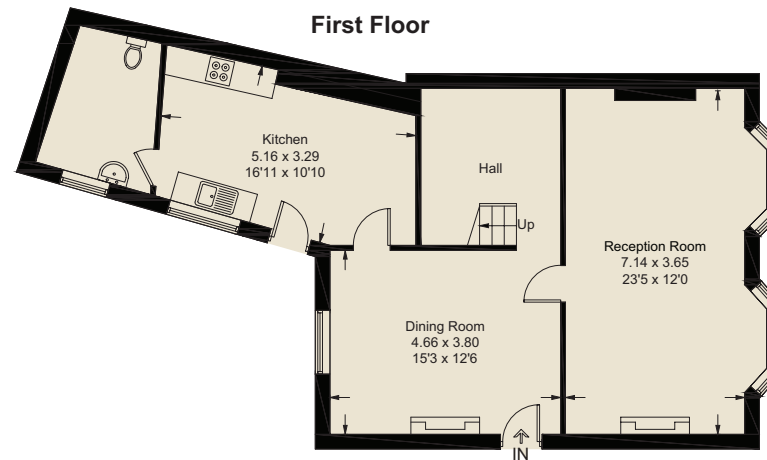
Kingham Station – 5.1 miles
Charlbury – 6 miles
Oxford Parkway – 21.6 miles

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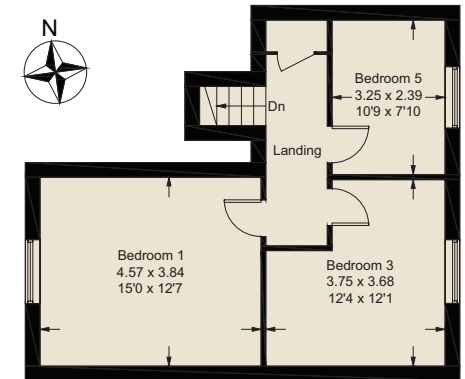
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First Floor



Ground Floor



Second Floor

Gales Green

Approximate Gross Internal Area:
203.4 sq m / 2189 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.
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