



THE OLD SCHOOL HOUSE

SHIPTON UNDER WYCHWOOD, OX7 6BP

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A Grade II Listed former schoolhouse with a secluded garden in a quiet location within the village.

ACCOMMODATION

- Entrance Hall
- Drawing room/dining room
- Kitchen/family room
- Utility room
- Master bedroom with adjoining shower room
- Guest bedroom with adjoining shower room
- 2 further bedrooms
- Family bathroom
- Gardens
- Off road parking

Further information is available at www.shiptonoldschoolhouse.co.uk

Burford 3 miles, Chipping Norton 7 miles, Witney 12 miles. Cheltenham 27 miles, Oxford 24 miles, Charlbury main line station 6 miles (London Paddington approx 80mins) (all mileages approximate).



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This beautifully presented house was originally the village school in the mid-19th century. It is built of Cotswold stone under a pitch stone and slate roof. The Old Schoolhouse offers spacious family accommodation and retains many original features. The kitchen and living area is the heart of the home and features a fitted six door gas/electric AGA range. There is stone flag flooring throughout and double doors which lead out onto the terrace and garden. A large bay window overlooks the front courtyard.

Adjacent to the kitchen is a utility room with fitted storage, laundry appliances and access to the rear garden.

The sitting room, formerly the old school room, features original parquet flooring and a classic Cotswold stone fireplace. The windows feature bespoke Sanderson wooden shutters, blinds and window seats. The dining area of the room features bespoke wall to wall floating shelves.

The bedroom accommodation consists of four spacious double rooms, two with ensuite shower rooms. The fourth bedroom is currently used as a home office.

The garden is laid mainly to lawn with a mixture of trees, shrubs and herbaceous borders. It's a private garden enclosed by a combination of walls and hedges. The garden features a dramatic view of the neighbouring St Mary's Church. There are two sheds at the rear of the garden which are currently used for storage.

Situation

Shipton under Wychwood, a previous winner of the best kept village award, is situated in the Evenlode Valley in the Cotswolds area of Outstanding Natural Beauty. The village has mediaeval origins established around Shipton Court, the Estate of the Lacey family. The Shaven Crown Hotel in the centre of the village dates back to the 15th Century and was once a guesthouse run by the monks of Bruern Abbey. Together with the neighbouring village of Milton-under-Wychwood, there is a large village store, delicatessen and two post offices. The village hall runs many activities, theatrical and sporting and also has a small gym, with an active tennis club next door. Burford is just 3 miles away and has more extensive shopping and dining opportunities.

Amenities

Local sporting facilities in the area are excellent. There are Leisure Centres in Chipping Norton, Witney and Bourton on the Water. Racing at Cheltenham, Newbury and Stratford upon Avon. Polo at Cirencester Park. Golf courses in the area include Lyneham, Burford, Chipping Norton and Naunton. Theatres in Cheltenham, Oxford, Chipping Norton and Stratford upon Avon. Burford Wildlife Park is nearby and the Cotswold Water Park is near Cirencester.

Local schools in the area include a nursery and primary school in Shipton under Wychwood. Private schools include Kingham Hill School, Kitebrook and Hatherop State schools in the area include Burford Secondary School and The Cotswold School at Bourton on the Water. Further state and private schools are found in Oxford and Cheltenham.

Services

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating. Telephone (subject to BT regulations) (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).



Fixtures and Fittings

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

Postcode

OX7 6BP

Local Authority

West Oxfordshire District Council, Church Green, Witney, Oxfordshire, OX28 4AU. Tel: 01993 702941.

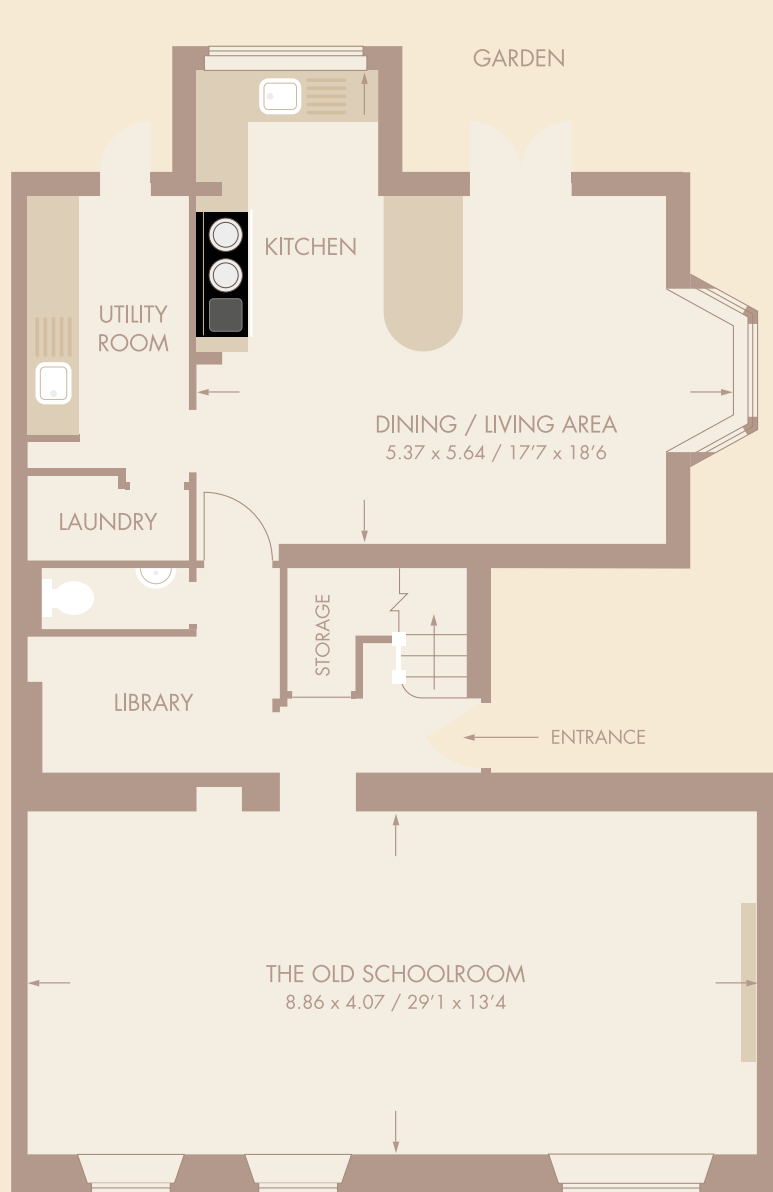
Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888.
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Directions

From Burford take the A361 towards Chipping Norton. In the village of 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. In the centre of the village, turn right at the village green. The Old School House will be found on the left hand side just before the Church.





GROUND FLOOR / CHURCH STREET



FIRST FLOOR / CHURCH STREET

Disclaimer Notice

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