



Pike House
Shipton-under-Wychwood

Pike House

Shipton-under-Wychwood

A beautifully presented family home with spacious accommodation and large garden.

Accommodation

Entrance Hall • Drawing Room • Sitting Room
Kitchen/Dining/Family Room • Utility Room • Snug • Cloakroom
Master bedroom with adjoining bathroom • 5 Further Bedrooms
Family Bathroom • Gardens • Off Road Parking

Location

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) • Cheltenham 27 miles

This wonderful family home is built of Cotswold stone under a pitch stone and slate roof. Parts of the house date back 400 years. Pike House offers spacious family accommodation and retains many original features. The kitchen/dining/living area has oak flooring and is the heart of the home. It features a modern kitchen with integrated appliances, electric Aga and a central island with halogen hob. At the other end of the room, sofas are arranged around the gas open fire with room for a large dining table in between. The drawing room is light and airy with a gas open fire, bay window with window seats and double doors which lead out onto the terrace and garden. The family sitting room is a less formal room With French doors to the garden. The bedroom accommodation consists of three double rooms and three single bedrooms, two of which could easily be made back into one double. The master bedroom has an adjoining bathroom and plenty of wardrobes and cupboards. It also has open views across fields.

Outside, the garden is laid mainly to lawn and overlooks fields to the rear. There are a mixture of mature trees, shrubs, herbaceous borders and fruit trees. It's a private garden enclosed by hedges. There are several seating areas, some gravelled and some paved and one with a pretty rockery and water feature. Gravelled parking for several cars is adjacent to the house.

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. There is also a popular and successful cricket club 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 electricity, water and drainage are connected to the property. Oil fired central heating with bottled gas open fires. 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.

Local Authority

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

Council Tax

Band F

Viewing

Please telephone Butler Sherborn, Burford Office
T 01993 822325 or The London Office
T 0207 839 0888. E felicity@butlersherborn.co.uk

Directions (OX7 6BJ)

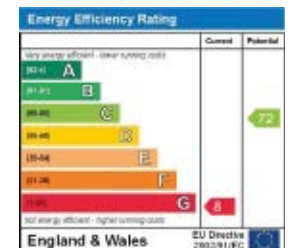
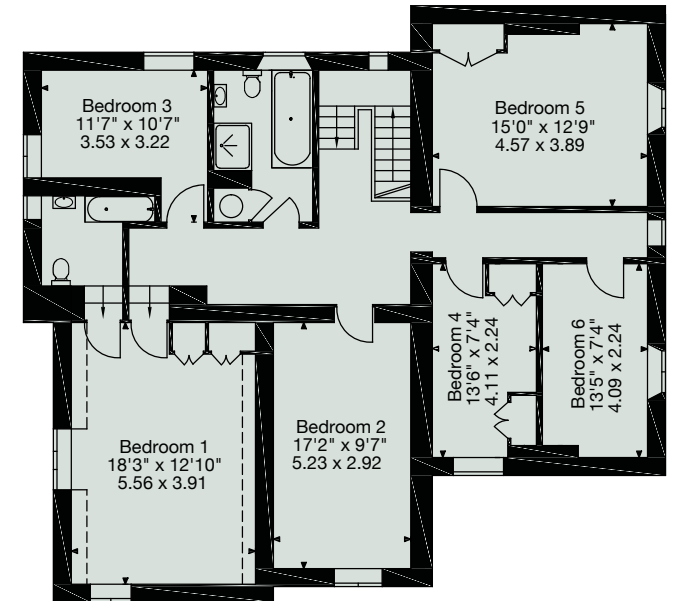
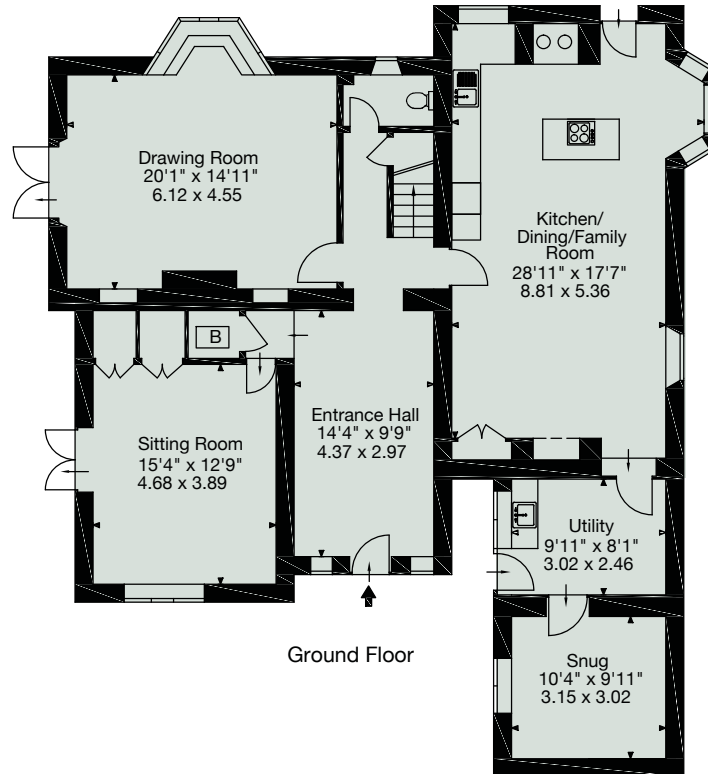
From Burford pass over the bridge at the bottom of the hill and bear right at the roundabout onto the A361. Continue along this road until you reach the village of Shipton under Wychwood. Drive all the way through the village and over the railway bridge. Pike House will be found just after the bridge on your right hand side.





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Pike House,
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 Approx. Gross Internal Area
 2941 Sq Ft - 273 Sq M



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