



LODGE COTTAGE
SHIPTON UNDER WYCHWOOD



LODGE COTTAGE

A charming property with approximately 8.5 acres on the edge of this popular village offering lovely westerly views over its own paddocks. Stables, outbuildings, ample parking and double garage.

ACCOMMODATION

- Two Entrance Halls
- Kitchen/Breakfast Room
- Utility Area/Back Kitchen/Pantry
- Dining room
- Drawing Room
- Study
- Conservatory
- Cloakroom
- Further Utility Room/Boiler Room
- Master bedroom with en-suite Bathroom
- Second Bedroom with en-suite Bathroom
- Self-Contained One bedroom Flat
- Attractive lawned gardens
- Ample off road parking
- Garage
- Large storage/workshop building
- Stable Block
- Paddocks

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 90mins) (all mileages approximate).



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Lodge Cottage dates from the 1930s and is a lovely house on the edge of the popular Cotswold village of Shipton-Under-Wychwood. It has mature gardens and delightful views over its own paddocks. Formerly two cottages, and today configured as a two bedroom house and a one bedroom flat, it offers plenty of scope to be turned back into a four or five bedroom family home.

The accommodation on the ground floor comprises; boot room, utility room, kitchen/breakfast room, conservatory, dining room with open fire, sitting room again with open fire and fine views over the fields, a study, boiler room and cloakroom. There are two entrance halls.

Currently, in the main house, a staircase leads up to two double bedrooms, both of which have their own bathrooms.

One of the entrance halls allows for private access to the first floor flat which has been updated in recent years. The flat comprises a sitting room, kitchen, bedroom and bathroom.

There are pretty and mature gardens to the rear and side of the house, and a small front garden behind a hedge. A large gravelled parking area to the north of the property can accommodate several cars in addition to the garage. A further outbuilding offers useful storage for garden equipment.

Directly in front of the house is a secondary gravelled parking area, and further down the drive there are two substantial outbuildings. One is a single storey building currently housing workshops and storage spaces. Beyond this is the stable block, with the potential for up to four stables, opposite which is the entrance to the first paddock.

The paddocks extend westwards from the house and are bordered on one side by the community owned wild gardens and surrounded with post and rail fencing.

SITUATION

Shipton under Wychwood, a previous winner of the best kept village award, is situated in the Cotswolds area of Outstanding Natural Beauty. The village and its surroundings are protected by being in the Shipton under Wychwood Conservation Area and the Wychwood Project Area. It 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. Village amenities include a couple of pubs/hotels, a village shop with post office, a primary school and doctor's surgery. Sporting facilities include a cricket and bowls club, and in the modern village hall, there are many clubs and a small gym. Theatrical groups, mother and toddlers and yoga classes also run in the village hall. The neighbouring village of Milton-under-Wychwood provides a large village store, delicatessen, post office, gift shop, library and local hardware store. Burford, 3 miles away, provides further shopping and dining opportunities.



AMENITIES

Local sporting facilities in the area are excellent with a successful cricket club. There are Leisure and Health Clubs 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 and Witney Lakes. Theatres in Cheltenham, Oxford, Chipping Norton and Stratford upon Avon. Burford Wildlife Park is nearby and the Cotswold Water Park is near Cirencester.

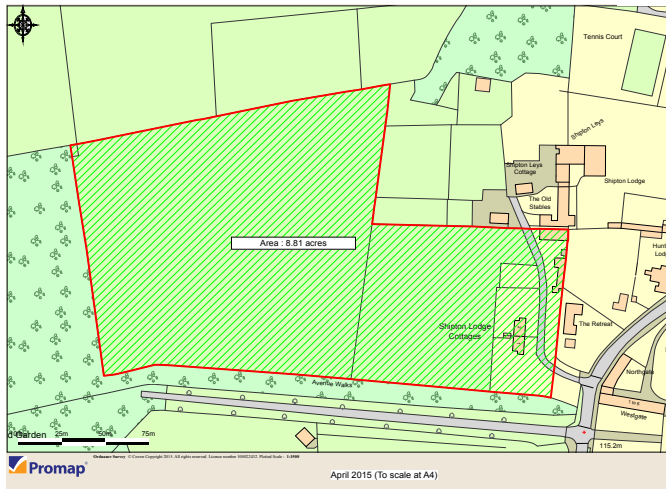
Local schools in the area include a nursery and primary school in Shipton under Wychwood. Private schools include Kingham Hill School, Kitebrook and Hatherop. State schools in the area include Burford Secondary School and The Cotswold School at Bourton on the Water. Further state and private schools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

LOCAL AUTHORITY

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

DIRECTIONS

From Burford take the A361 towards Chipping Norton. Once in Shipton under Wychwood, the cricket club will be on the left hand side, immediately followed by the wrought iron gates which mark the entrance to the wild gardens. The driveway to Lodge Cottage is found immediately after these gates. Follow the drive to the left hand side where there is ample parking.



TAX BAND: G

POSTCODE: OX7 6DG

VIEWING

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

SERVICES

Mains water, gas, electricity and drainage. 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

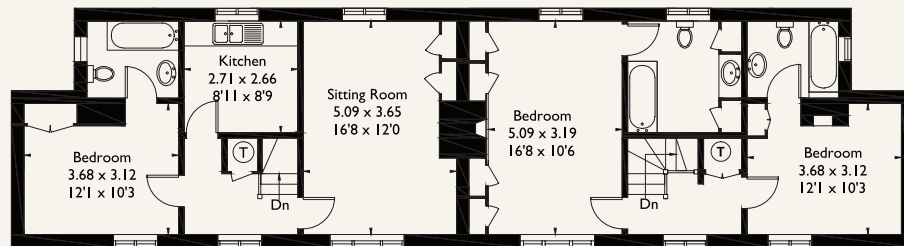
Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

DISCLAIMER NOTICE

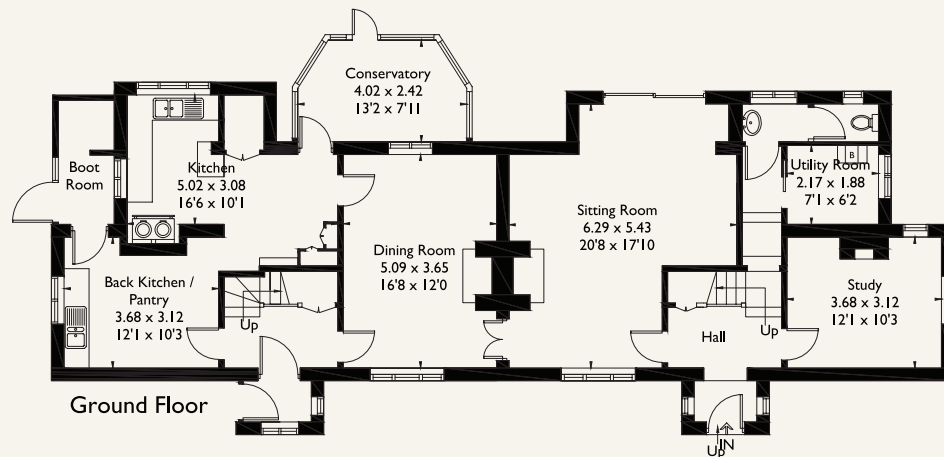
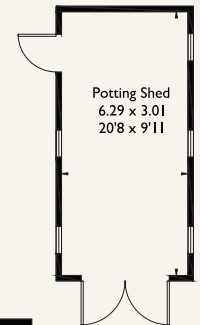
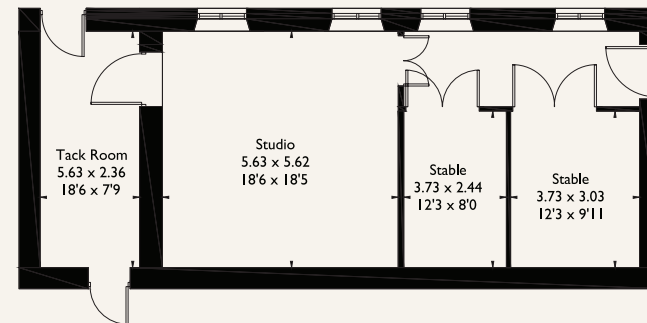
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn nor the seller accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects, which are particularly important to you before travelling to view the property. Photographs taken and particulars written: April 2014

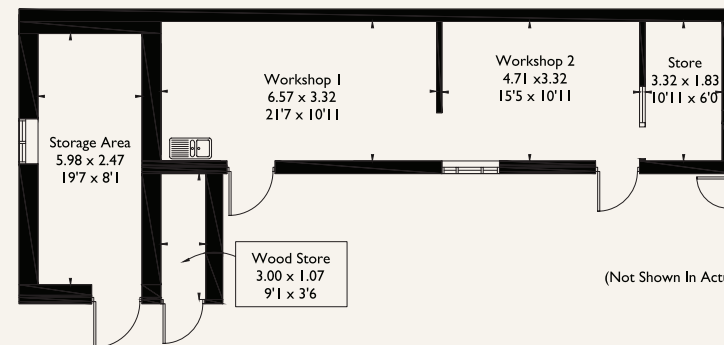
Approximate Gross Internal Area = 233.9 sq m / 2518 sq ft
 Outbuildings = 174.2 sq m / 1875 sq ft
 Total = 408.1 sq m / 4393 sq ft



First Floor



Ground Floor



Outbuildings
 (Not Shown In Actual Location / Orientation)

