



Fiddlers Cottage
Shipton-under-Wychwood

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A charming detached cottage situated in an edge of village location with views over open countryside

Accommodation

Entrance Hall • Kitchen • Sitting Room
Second Reception Room/Study • Master Bedroom with en-suite
Second double bedroom • Shower • Study/Potential Third Bedroom
Bathroom • Gardens and Parking • Gas Fired Central Heating
Boarded Attic • Summer House

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)
(All mileages are approximate)

Description

Fiddlers Cottage is a delightful detached Cotswold stone cottage which has been sympathetically extended in the past. The cottage now offers excellent, spacious accommodation, arranged over two floors, and retains its charm and traditional character.

The cottage is accessed via the gated gravel driveway area with the front door opening into the entrance hall. To the left, the painted wood kitchen is fitted with a range of wall and base units and integral dishwasher and washing machine. There is a pretty outlook on to the mature trees, flowers and shrubs to the front. The sitting room has a light oak wooden floor, exposed oak beams and windows to the front of the cottage. There is a Cotswold stone open fireplace housing a wood burning stove. Two steps lead up to a secondary reception room/study. The open fireplace in this room offers access to the stove from this side. From the entrance hall, a staircase leads to the first floor accommodation with a small landing half way, and a door leading to the rear garden.

On the first floor the hallway opens to a large area with exposed beams and windows to the front and rear. This is currently used as a study, but could be converted to a third bedroom. The main bedroom with windows to the front and side overlooking fields benefits from an en-suite shower room. A second main bedroom has beams and windows overlooking the front garden and fields. This bedroom is served by the family bathroom with bath, hand held shower, WC, wash hand basin and storage cupboards. There is a fully boarded attic with ample storage space, accessed from a loft ladder in the main bedroom.

Externally, there is a gravel parking area to the front providing ample parking for cars. There is also a lawned area stocked with mature plants, trees and shrubs. A path to the side of the cottage gives access to the rear garden. The rear garden has a lawned area and patio with a pathway leading to a spacious summerhouse with views over fields to the North





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, which is now a conservation area. 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. There are two other pubs also within walking distance, The Lamb and the Wychwood Inn. There is a newly refurbished village store, delicatessen and post office. 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. 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). Fast broadband is available in the village.

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 861000.

Tax Band: E

Viewing

Please telephone Butler Sherborn, Burford Office
T 01993 822325 or The London Office T 0207 839 0888
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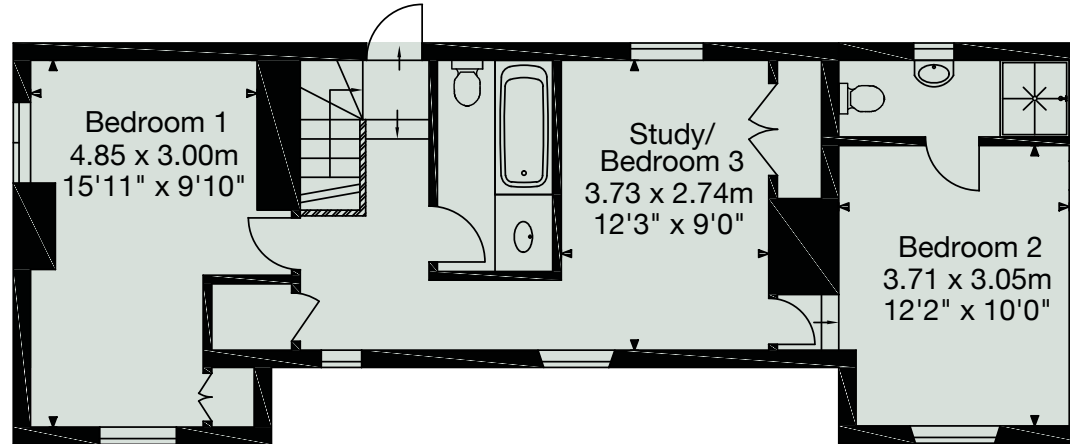
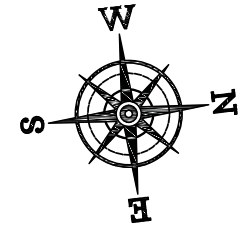
Directions (OX7 6DP)

From Burford take the A361 towards Chipping Norton. Proceed down the hill and before entering the village, turn right into Upper End, leading to Fiddlers Hill. Fiddlers Cottage is the third house on the left.

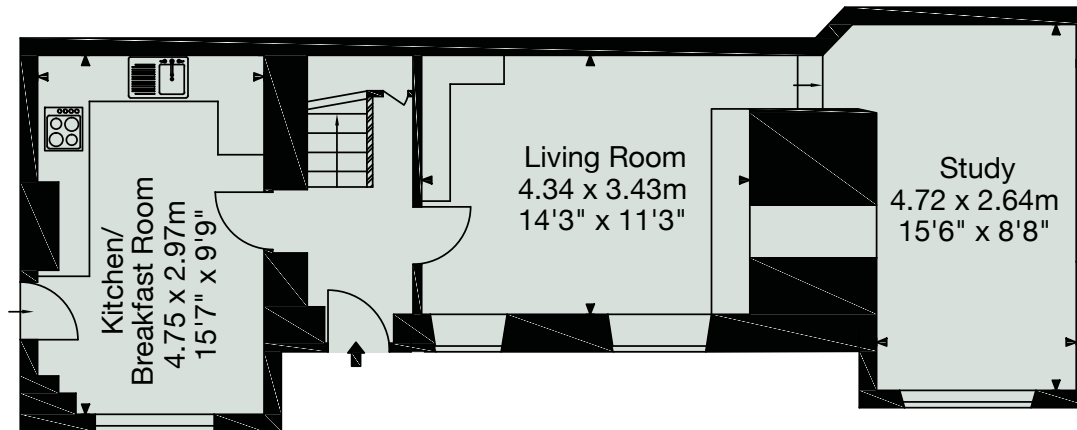


Fiddlers Cottage, Fiddlers Hill,
 Shipton-Under-Wychwood,
 OX7 6DP
 Approx. Gross Internal Area
 1229 Sq Ft - 114 Sq M

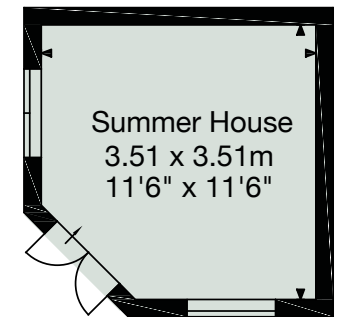
Summer House
 Approx. Gross Internal Area
 133 Sq Ft - 12 Sq M



First Floor



Ground Floor



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