



INNS KEEP

MILTON UNDER WYCHWOOD

OXFORDSHIRE

Inns Keep

Milton under Wychwood, Oxfordshire

*Burford 5 miles. Stow on the Wold 9 miles. Oxford 25 miles.
Kingham station (London-Paddington about 90 minutes) 5 miles.
(All mileages approximate)*

A stunning and beautifully renovated house set in the heart of a thriving Cotswold village with a wonderful blend of contemporary and period features

ACCOMMODATION

- Entrance Hall
- Study
- Modern Kitchen/Breakfast Room
- Bi-fold Doors to Garden
- Sitting Room with Dining Area and Open Fire
- Master Bedroom with En-suite
- Two further Double Bedrooms
- Family Bathroom
- Low Maintenance Landscaped Garden
- Garage

THE PROPERTY

Inns Keep is a traditional Cotswold stone property that has undergone a thorough update, and which now offers period charm coupled with contemporary features.

The Grade II listed property is arranged over three floors. An entrance porch leads into a charming room with a dining area one end and a sitting room to the other. Period features include exposed beams and walls and an Inglenook fireplace with open fire. Beyond this room, with a step down, is the study/playroom, which has been used in the past as a guest bedroom.

The contemporary kitchen/breakfast room is to the rear of the house and has an impressive range of fixtures and fittings, including high gloss finished cabinets and granite work surfaces, as well as a wood burning stove. Bi-fold doors open into the garden, thus



creating an ideal entertaining area which seamlessly blends the inside and outside space.

The first floor offers two double bedrooms, as well as a traditionally styled, yet modern family bathroom. A small laundry room is also tucked away on this floor. The second floor comprises the master bedroom suite, with vaulted ceiling and exposed roof timbers. A superbly finished re-fitted wet room adjoins the bedroom.

The garden, which has been designed to be an extension of the interior of the property, is low-maintenance and ideal for entertaining. It is very pretty and is enclosed by traditional Cotswold stone wall and offers access, via a gate, to the single garage.

SITUATION

Milton under Wychwood is a popular village situated amongst unspoilt Oxfordshire countryside in the Cotswolds. It dates back to the medieval period and is in an Area of Outstanding Natural Beauty. Milton under Wychwood is also in the Wychwood Project area. It has an unusually broad variety of shops and facilities including a general store and post office. The Hare Public House is a very highly regarded pub and restaurant. There are also doctors' and dental surgeries as well as a fine parish church. There is a recreational area with children's playground and a number of schools which offer classes and facilities for babies and toddlers. Nearby Shipton-under-Wychwood offers further sports facilities including a cricket club, tennis club and football club.

Additional shopping facilities are available in the nearby market towns of Burford, Stow on the Wold and Chipping Norton whilst Oxford is the main shopping and cultural centre for the area. There are excellent Secondary schools in the area, including Burford School and Cotswold Academy.

AMENITIES

More extensive leisure facilities in the area include Golf at Lynchem, Witney, Chipping Norton, Naunton Downs and Burford. Racing at Cheltenham, Warwick and Stratford-upon-Avon. There are theatres at Oxford, Stratford-upon-Avon and Chipping Norton. There is also a range of excellent public and private schools in the area covering all ages. Communications are excellent with regular mainline services from Shipton-under-Wychwood a short drive away. Kingham and Charlbury stations to London Paddington approximately 90 minutes.

SERVICES Mains water, electricity, gas and drainage. 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.





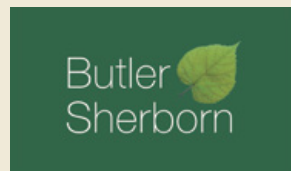
LOCAL AUTHORITY West Oxfordshire District Council
 Elmfield, New Yatt Road, Witney, West Oxfordshire, OX28 1PB.
 Tel: 01993 861000

COUNCIL TAX Band E

POSTCODE OX7 6LF

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

DIRECTIONS From Burford take the A361 towards Chipping Norton. In the village of Shipton-under-Wychwood take the left turn signposted Milton-under-Wychwood. Proceed along Milton Road and continue straight, following the Shipton Road. Pass the recreation ground and then turn right onto Church Road. The property is immediately on the left hand side.



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Gross Internal Area (approx) = 162.6 sq m / 1750 sq ft

Garage = 12.9 sq m / 139 sq ft

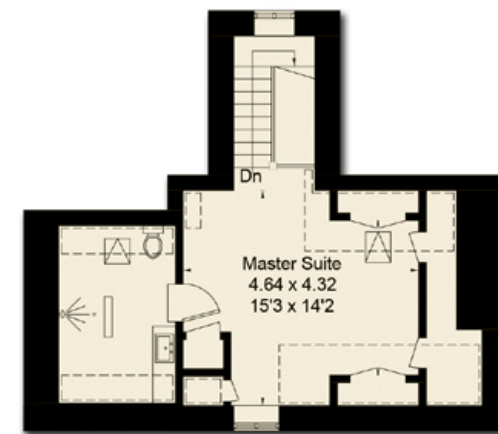
Total = 175.5 sq m / 1889 sq ft

For identification only. Not to scale.

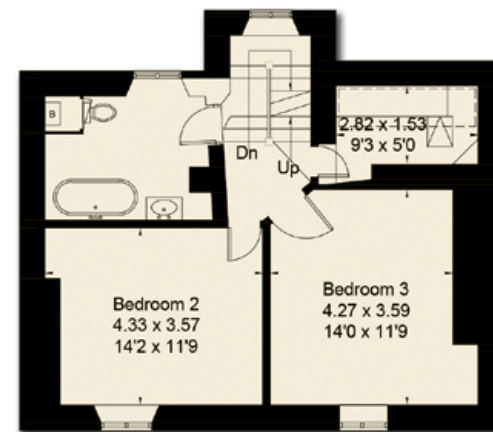
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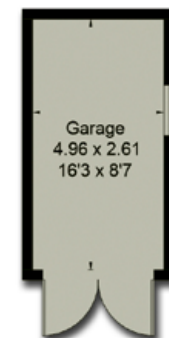
Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



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