

established 200 years

Taylor & Fletcher



**WOODCHAT COTTAGE**  
Fiddlers Hill, Shipton Under Wychwood



Burford 5 miles, Chipping Norton 7 miles, Witney 9 miles, Oxford 25 miles, Cheltenham 27 miles. Rail - Kingham 5 miles, Charlbury 6 miles.

**Woodchat Cottage**  
**Fiddlers Hill**  
**Shipton Under Wychwood**  
**Oxfordshire**  
**OX7 6DR**

**SYMPATHETICALLY RENOVATED COTTAGE  
RETAINING MANY PERIOD FEATURES  
THROUGHOUT SITUATED ON THE EDGE OF THE  
VILLAGE WITH VIEWS TO REAR. NO ONWARD  
CHAIN.**

- Period stone cottage
- Views to rear
- Sympathetically renovated
- Requiring decoration
- Dining/hall
- Utility/shower room
- Open plan kitchen/living
- Three double bedrooms
- Bathroom
- Garden & parking

**Guide price £395,000**

**VIEWING** Strictly by prior appointment  
through

**Taylor & Fletcher**

**Tel: 01608 644 344**

**LOCATION**

Woodchat Cottage is located on the edge of Shipton-under-Wychwood, a thriving West Oxfordshire village in the Cotswolds Area of Outstanding Natural Beauty. The village provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Shaven Crown Hotel. The village also has a primary school, village hall and doctors surgery and there are further shops and services including a library in nearby Milton-under-Wychwood. A wider range of facilities may be found in the nearby market towns of Burford and Chipping Norton, while the area's larger commercial centres of Witney, Oxford and Cheltenham are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury. There is also a direct rail service from Shipton to Oxford and London Paddington.

**DESCRIPTION**

Woodchat Cottage has been extensively re-furbished throughout and retains its period charm and features. It is offered requiring decoration to add the 'finishing touch'. The property has the benefit of double glazing and gas fired central heating throughout, new plumbing and wiring, re-fitted kitchen and bathroom. Some of the many features included are exposed stone and beams, engineered oak flooring and tiled floors all to a high standard.



## ACCOMMODATION

Ground floor accommodation comprises dining/entrance hall with stairs to first floor, utility/shower room, re-fitted kitchen/living space with large open stone fireplace and door to rear entrance porch.



First floor accommodation comprises master bedroom with vaulted ceiling and views to rear. Two further double bedrooms and fully tiled re-fitted bathroom.



## OUTSIDE

There is parking to the front the property which is bordered by dry stone walling.



The rear garden is enclosed by dry stone walling and fencing with a side pedestrian gate.



## SERVICES

Mains water, electricity, gas and drainage are connected.



## LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
Tel: (01993) 861000

## COUNCIL TAX

Band D. Rates payable for 2020/2021 £1426.25

## TENURE

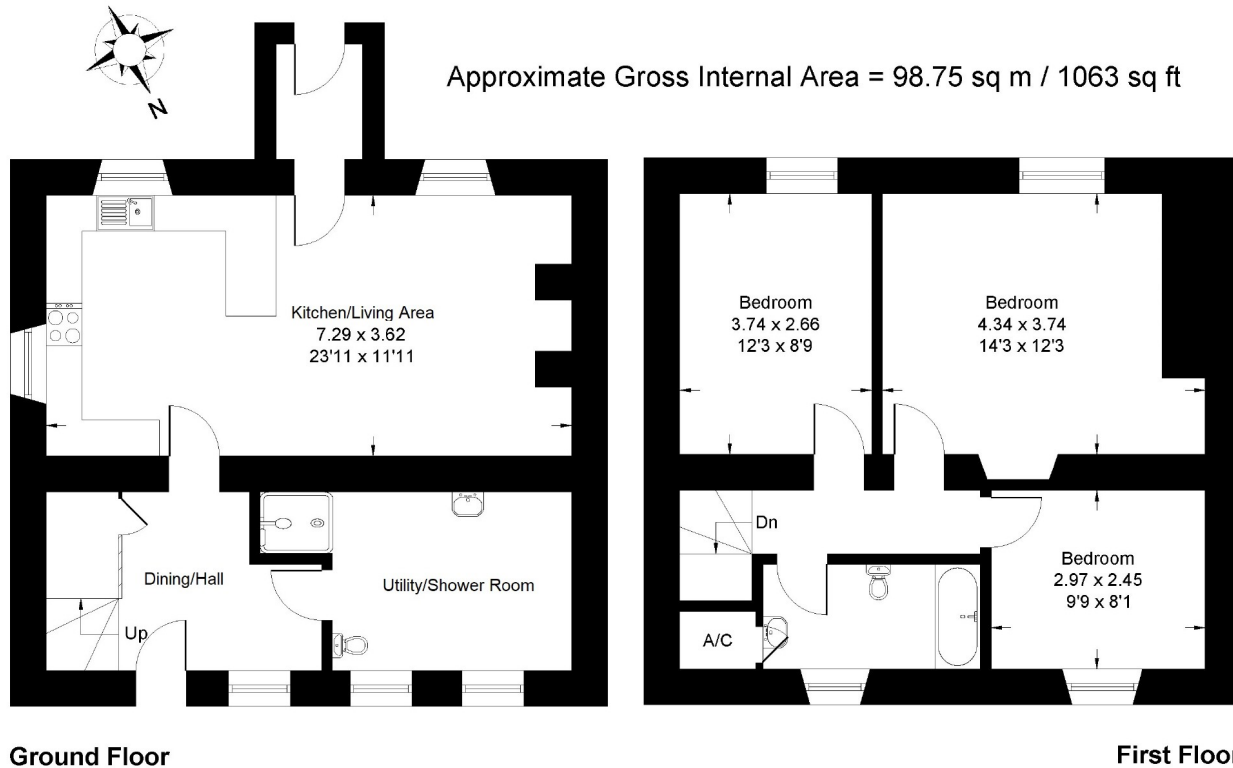
The property is freehold.

## VIEWING

Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



# Energy performance certificate (EPC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

WOODCHAT COTTAGE  
FIDDLERS HILL  
SHIPTON UNDER  
WYCHWOOD  
OX7 6DR

Energy rating

**D**

Valid until 17 November 2030

Certificate number

**9340-2852-7090-2590-**

**4181**

**Property type** Semi-detached house

**Total floor area** 96 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9340-285...> 18/11/2020



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