

# Snowdrop Cottage, Shipton-under-Wychwood

---



A recently renovated and immaculately presented Cotswold stone family house and detached annexe in an idyllic edge of village setting.

---

### Summary of accommodation

Entrance hall | Drawing room | Dining room | Cinema Room

Kitchen/breakfast/family room | Utility room | Cloakroom

Four bedrooms | Three bathrooms | Linen room | Ample storage

Detached annexe/home office | Double garage | Parking | Log store | Gardens

### Distances

Village shops 500 yards, Burford 4 miles, Charlbury mainline station 6 miles (London Paddington from 67 mins), Chipping Norton 7 miles, Daylesford Organic Farm Shop 8 miles, Stow-on-the-Wold 10 miles, Soho Farmhouse 15 miles, Oxford 24 miles, Cheltenham 27 miles (Distances and times approximate).



### Location

Snowdrop Cottage is situated on the edge of Shipton-under-Wychwood, a thriving village set in the rolling Cotswold countryside of the Evenlode vale, between Burford and Chipping Norton. Within the village are three excellent public houses (including the popular Lamb Inn only 200 yards away), a post office with a shop, a large modern village hall and a doctors' surgery with pharmacy and dispensary attached. There are sports clubs for bowls, football, cricket and tennis and several social clubs, societies and volunteer groups. The new village hall was opened in 1998 and actively hosts anything from badminton to bridge clubs and yoga lessons. Regular bus services are from within the village and a local train station. More regular services are available on the same line from Charlbury and Kingham.

Schooling in the area is excellent, with a primary school serving both Shipton and Milton-under-Wychwood and a further well-regarded independent preparatory school in the nearby village of Ascot-under-Wychwood. Many public and private schools are nearby, including St. Edward's, Magdalen College and Headington Girls at Oxford, Radley near Abingdon and Cokethorpe near Witney and Kitebrook. Daylesford Organic Farm Shop and Soho Farmhouse are close by.

## Snowdrop Cottage

Snowdrop Cottage is a spacious Cotswold stone family house which has recently been refurbished to an incredibly high standard. Situated in an idyllic edge-of-village setting in a quiet location, it is just one of five individual detached properties constructed on a former farmyard in 2017, designed to echo the surrounding traditional period buildings in the area yet offering contemporary levels of space and comfort.

This four bedroom detached house is complemented by a stone outbuilding used as an annexe or home office, offering extremely versatile accommodation ideal for modern family living. The main reception rooms are light and spacious, with generous ceiling heights. A welcoming hall with new crittal glazed Fabco doors opening to a formal drawing room and adjoining dining room creates an impressive first impression. Hidden around the corner is a cinema room with full sound insulation and acoustic boarding. To the rear, a 28ft kitchen/breakfast/family room with French doors to the garden has a more convivial feel.

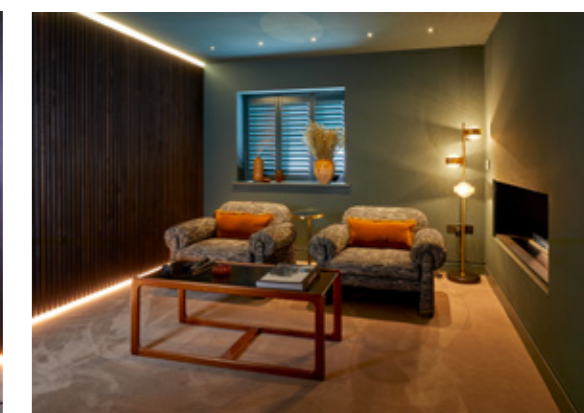
The house has been skillfully designed for today's requirements and desires. The owners have tastefully incorporated an impressive bi-ethanol fireplace linking the drawing room and cinema room. The fabulous kitchen/breakfast/family room is the hub of the house, with delightful views over the garden and fields beyond. The stylish kitchen has multiple wall and base units under a Silestone worktop. There are state-of-the-art appliances, including a double oven, gas hobs, an integrated fridge freezer and a dishwasher.

Above are four bedrooms and three bathrooms, plus plenty of additional storage. The principal suite is exceptionally generous, with a dressing room and bathroom with a separate shower. The fourth bedroom has also been known to double up as a second home office.

## Outside

To the side of the house is a double garage with plenty of parking in front. The gardens are mainly laid to lawn whilst framed by a Cotswold stone wall and herbaceous border.

To the rear, a dining terrace adjoins the kitchen and dining room, almost making the garden another room. There is a separate detached annexe or home office for those looking for a short commute.



## Directions (postcode OX7 6DQ)

From Burford pass over the bridge at the bottom of the hill and bear right at the roundabout on to the A361. Continue along this road until you reach the village of Shipton-under-Wychwood. Immediately after the sharp right hand bend and as you approach a sharp left hand bend, turn right towards the Lamb Inn. Continue along the lane and Snowdrop Cottage will appear on the left after 200 yards.

## Property information

**Tenure:** Freehold

**Services:** Mains water, gas and electricity. Mains drainage. Gas fired central heating with underfloor heating downstairs. Fibre broadband. Gigaclear is available.

**Local Authority & Council Tax Band:** West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk. Tax Band: G.

**EPC:** C

**Guide Price:** £1,500,000

## Viewings

By appointment through the sole selling agent Knight Frank.



**Approximate Gross Internal Floor Area**

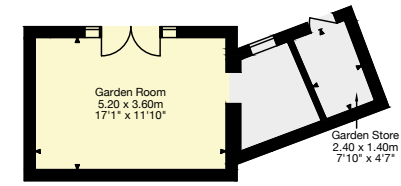
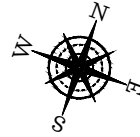
Main House = 272 sq m / 2,931 sq ft

Garage = 28 sq m / 304 sq ft

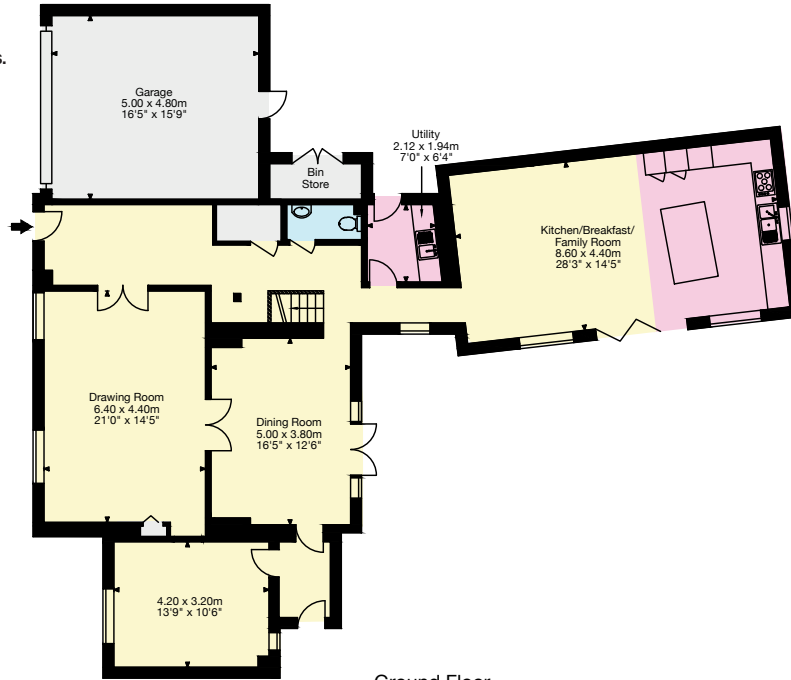
Garden Room = 28 sq m / 299 sq ft

Total Area = 328 sq m / 3,534 sq ft

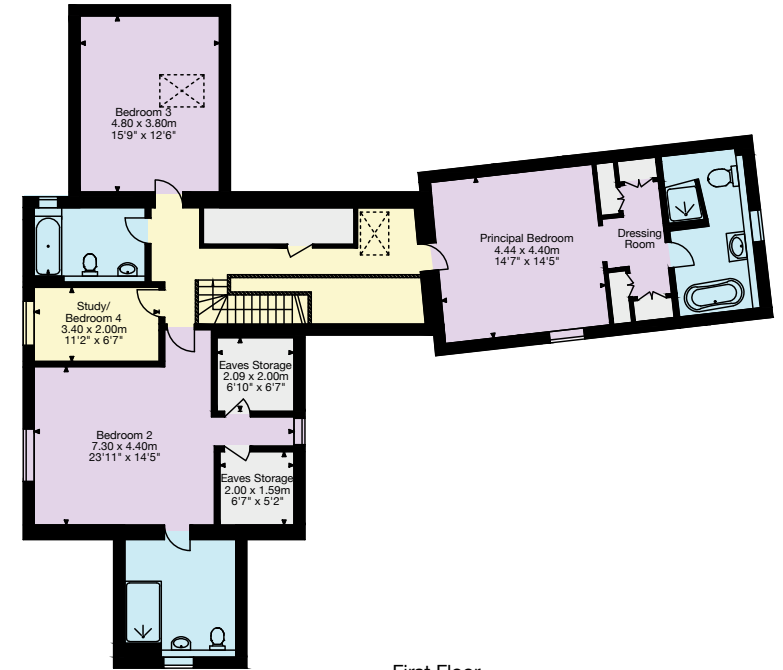
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garden



Ground Floor



First Floor

**Knight Frank Oxford**

274 Banbury Road

Summertown

Oxford

OX2 7DY

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Harry Sheppard**

01865 264885

[harry.sheppard@knightfrank.com](mailto:harry.sheppard@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2022. Photographs and videos dated February 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.