



Lavender Cottage

Shipton-under-Wychwood, Chipping Norton





An immaculate detached Cotswold stone family house in an idyllic edge of village setting

Village shops 600 yards, Burford 4 miles, Chipping Norton 7 miles, Stow on the Wold 10 miles, Oxford 24 miles, Cheltenham 26.5 miles, Charlbury main line station 6 miles (London Paddington from 67 mins)
(All distances and times are approximate.)



Summary of accommodation

Main House

Entrance hall | Drawing room | Dining room | Family room | Garden room | Study | Kitchen/breakfast/family room | Utility room | Cloakroom

4 bedrooms | 3 bathrooms | Ample wardrobes and loft storage

Garden and Grounds

Double garage with annexe/home office above | Parking | Gardens

Situation

Times and distances are approximate.

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 four excellent public houses, a post office with a shop, a large modern village hall, a doctors' surgery and a pharmacy with a library.



There are sports clubs for Bowls, football, cricket and tennis as well as 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.



There are regular bus services 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. There is a range of public and private schools within easy access including St. Edward's, Magdalen College and Headington Girls at Oxford, as well as Radley near Abingdon and Cokethorpe near Witney and Kitebrook.



Lavender Cottage

Lavender Cottage is a substantial detached family house in an enviable position with no passing traffic at the end of a small bespoke development of only five properties.

Built of Cotswold stone under a tiled roof, the house enjoys an idyllic and quiet edge of village setting. One of just 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 family house has versatile accommodation with a fifth bedroom or annexe /home office/gym above the double garage. The main reception rooms are light and spacious with generous ceiling heights. The layout out is not only welcoming with a wide hall, a the drawing room is 19 ft long with an adjoining garden room which is a further 9ft wide leading into the garden and revealing the view from the drawing room. Also leading off the hall is a separate dining room with French doors to the garden. There is a study adjoining the impressive kitchen/ breakfast room which is open plan to the family room, in total this area is 36ft long creating a marvellous space.

The fabulous kitchen/breakfast/family room is very much 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 sandstone worktop. There are state of the art appliances including a gas range cooker, double oven, an integrated fridge freezer and dishwasher plus a generous number of wine coolers. The current owners have made several improvement to the kitchen and other parts of the house.



The bedrooms are arranged over one floor. There are four bedrooms in the main house and a potential fifth bedroom in the annexe/studio above the garage. The principal suite is exceptionally generous with a dressing room and bathroom with an enormous shower. The main guest suite is equally comfortable with plenty of storage and bedrooms three and four benefit from views over the garden and fields beyond depending on the time of year.

The house has been skilfully designed for today's requirements and really captures the idea of light and spacious reception rooms in a traditional style of build using proper Cotswold stone.





Outside

To the side of the house is a double garage with a gym/home office or potential fifth bedroom. To the rear there is a stone sun terrace running the length of the building. The gardens are mostly laid to lawn and flanked by deep herbaceous borders. The dining terrace is extensive and acts as another reception room in the summer month.



FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 264 sq m / 2,842 sq ft

Garage: 21 sq m / 231 sq ft

Total Area: 285 sq m / 3,073 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.



PROPERTY INFORMATION

Property Information

Tenure: Freehold.

Services: Mains water, gas and electricity. Mains drainage via shared pump system. Gas fired central heating with underfloor heating downstairs. Fibre broadband. (Gigaclear is available in the close).

Local Authority: West Oxfordshire District Council, Church Green, Witney, Oxfordshire.
T01993 861000 W westoxon.gov.uk

Council Tax Band: C

EPC: G

Directions: From Burford pass over the bridge at the bottom of the hill and bear right at the roundabout onto 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 Lavender Cottage will appear on the left after 200 yards.

Postcode: OX7 6GG

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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.

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