



COBWEBS

Shipton Under-Wychwood, Chipping Norton



CONTEMPORARY LIVING AND PERIOD FEATURES

Originally a historic hay barn dating from 1745, Cobwebs has been exquisitely transformed into a delightful home of great style and quality.

   EPC
4 3 2 C

Local Authority: West Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

Services: Mains gas, water, electricity and drainage. Heating: Gas-fired central heating



THE PROPERTY

Set within one of the North Cotswolds' most sought-after villages, the property balances the charm and character of the original barn with beautifully considered modern finishes, resulting in a striking and impressive residence.

High ceilings and tall windows are central to the barn's dramatic architecture, creating an uplifting sense of volume and allowing natural light to cascade throughout the interior. The soaring, open-plan living spaces provide an immediate wow-factor upon arrival.

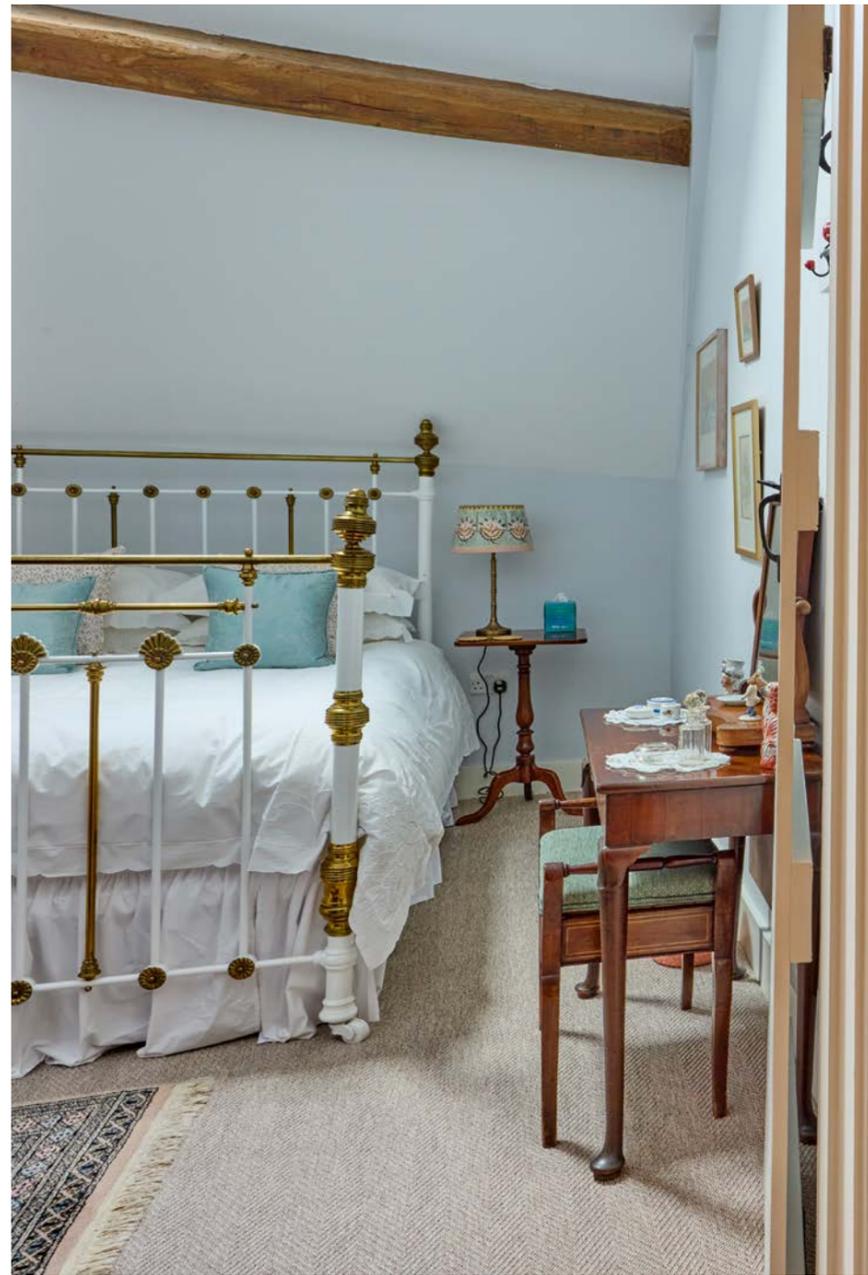




MORE ABOUT THE PROPERTY

A light, spacious entrance hall leads into the magnificent open-plan kitchen, dining and living space—the natural heart of the home. The bespoke kitchen is fitted with an excellent range of handcrafted cabinetry, complemented by Miele and Neff integrated appliances, a walk-in larder and an elegant breakfast bar. There is generous room for dining and relaxed seating, creating a highly versatile family space. A practical utility room sits just off the kitchen, while a wide opening draws you through to the superb, light-filled sitting room. Floor-to-ceiling glazing frames views of the gardens and enhances the sense of openness.

A contemporary double-sided Stuv fireplace forms a stunning focal point, shared between the sitting room and the main living/dining area, bringing warmth and atmosphere to both spaces. A cloakroom completes the ground floor. The staircase has been cleverly designed to create an attractive, airy study or home office on the half landing and a peaceful area ideal for work or reading. The principal bedroom enjoys excellent natural light and benefits from a well-appointed en suite shower room. There are two further bedrooms along with both a family shower room and a luxurious family bathroom. The fourth bedroom is currently used as a separate dressing room fitted with fine cabinetry.



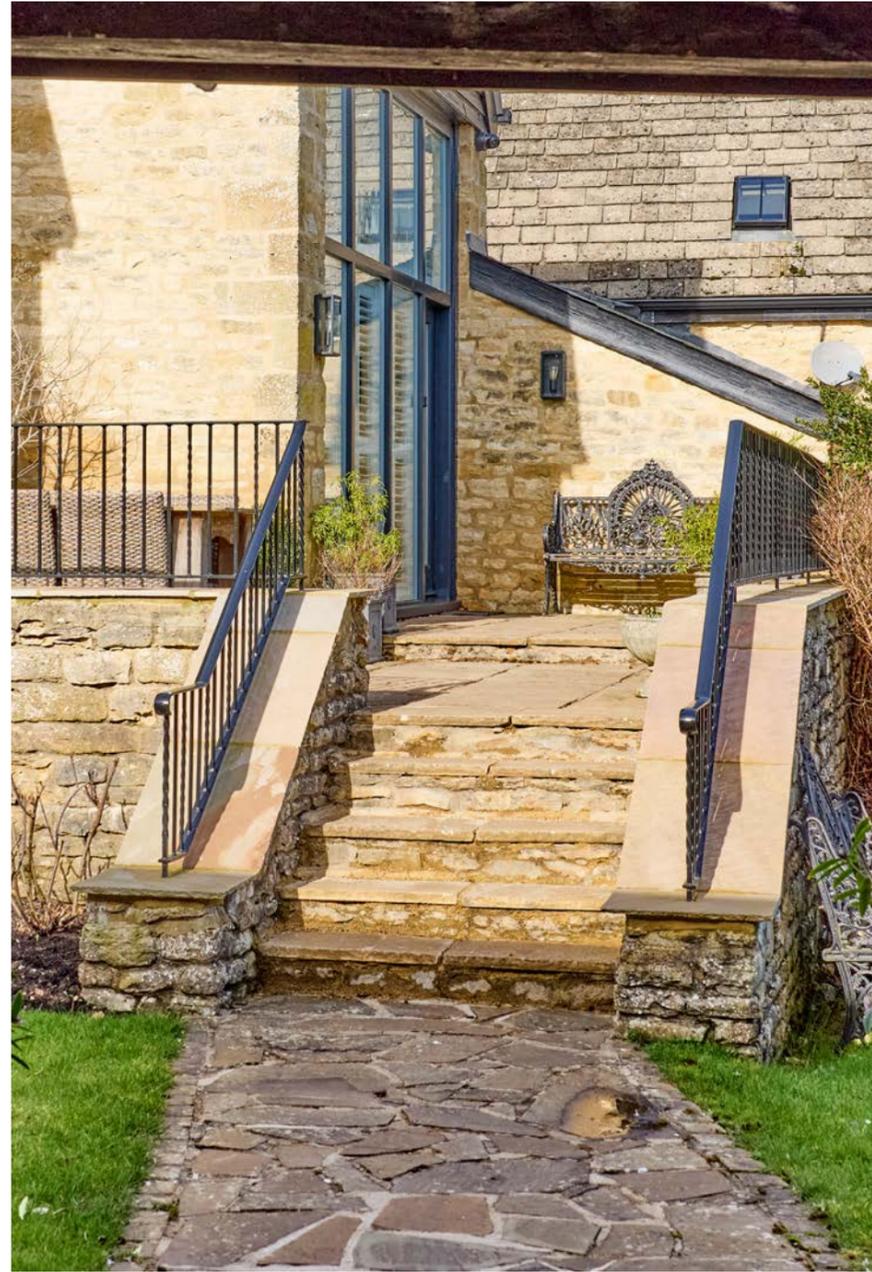


LOCATION

Shipton-under-Wychwood lies in the picturesque Evenlode Valley, an Area of Outstanding Natural Beauty perfectly positioned between Burford and Chipping Norton. The village offers an excellent range of local amenities including a post office and general store, a petrol station, doctors' surgery with pharmacy, three public houses and a parish church. There is a popular primary school as well as the much-loved Shipton Wild Gardens and an active community with tennis and cricket clubs.

Further amenities are available in nearby Burford, Chipping Norton and Witney, while Oxford provides a major cultural and commercial centre. Prestigious destinations such as Soho Farmhouse, Estelle Manor and Daylesford are all within easy reach. There is an excellent choice of state and independent schools locally, including Windrush Valley School, Kitebrook, Burford Academy, Cotswold Academy, Kingham Hill, Cokethorpe and numerous schools in Oxford and Cheltenham. Mainline rail services run from Charlbury to Oxford and London Paddington, with some services also stopping at Shipton-under-Wychwood. Oxford Parkway offers routes to London Marylebone.





OUTSIDE

Approached via a shared private lane, the property enjoys a tranquil setting tucked back from the village road. A double car port provides covered parking along with a secure store.

Double gates lead into the grounds, which wrap elegantly around three sides of the house. Fully enclosed and beautifully maintained, the gardens are predominantly laid to lawn and enhanced by mature shrubs, fruit trees and many roses creating an idyllic and private outdoor environment.

**Approximate Gross Internal Area 2395 sq ft - 223 sq m
(Excluding Outbuilding & Eaves)**

Ground Floor Area 1256 sq ft – 117 sq m

First Floor Area 1139 sq ft – 106 sq m

Outbuilding Area 102 sq ft – 10 sq m



Harry Sheppard

01865 264 879

harry.sheppard@knightfrank.com

Knight Frank Oxford

274 Banbury Road, Summertown

Oxford, OX2 7DY

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 <Particularsdate>, Photographs and videos dated <Photodate>. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



**Knight
Frank**

