

South Lea

Shipton-under-Wychwood, Chipping Norton





A sympathetically extended and renovated family home set in the heart of the village of Shipton-under-Wychwood

Burford 4 miles, Kingham 5 miles, Charlbury 5.5 miles (mainline station to London Paddington), Chipping Norton 7 miles, Stow-on-the-Wold 10 miles, Woodstock 13.5 miles, Soho Farmhouse 14 miles, Swindon Railway Station 24 miles, Oxford city 25 miles, Cheltenham 26 miles
(All distances and times are approximate.)



Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/dining room | Utility room | Family room | Snug | Office | Living room | Boot room | Plant room | WC

Ground floor bedroom suite

First Floor: Five bedrooms | Two family bathrooms | Eaves storage

Garden and Grounds

Gravelled driveway | Car port | Lawn | Patio | Garden store | Green house

Situation

Times and distances are approximate.

Shipton-under-Wychwood is a thriving village set between Burford and Chipping Norton in the rolling Cotswold countryside of the Evenlode Vale.

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 football, cricket, and tennis, as well as several social clubs, societies, and volunteer groups.

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 are many public and private schools nearby, including Kitebrook Preparatory School, Radley College, St. Edward's School, Tudor Hall, the Dragon School, Cothill, Summer Fields School, Magdalen College School, Cokethorpe School, and St Hugh's.

Daylesford Organic Farm Shop, Soho Farmhouse, and Estelle Manor are also close by.



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South Lea is a superb family home positioned on a no-through lane. The accommodation is versatile and well-presented, with of note a wonderfully light and spacious kitchen/diner with steel doors opening on to the garden. The rest of the ground floor comprises an entrance hall, boot room, study, living room, snug, WC, utility room and a large family room; the current set-up also includes a ground-floor bedroom with a shower room. A further five bedrooms and two family bathrooms are located on the first floor, all with ample eaves storage.





FLOOR PLAN

Approximate Gross Internal Floor Area

Ground Floor: 221 sq m / 2,376 sq ft

First Floor Area: 139 sq m / 1,493 sq ft

Outbuilding: 23 sq m / 244 sq ft



PROPERTY INFORMATION



Outside

To the exterior, the property benefits from a twin carport and has ample off-road driveway parking for multiple vehicles. The garden is primarily laid to lawn with a large patio.

Property Information

Tenure: Freehold.

Services: Mains water, drainage and electricity.
Gas central heating

Local Authority: West Oxfordshire District Council

Council Tax Band: H

EPC: C

Postcode: OX7 6DA

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

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.



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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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Particulars dated: December 2024. Photographs dated: November 2024. Capture Property 01225 667287.

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