



Quintessential village setting

Pump Close, Shilton, Oxfordshire, OX18 4AB

Freehold



Traditional period house in quintessential village setting on the edge of the Cotswolds

Reception hall • dining room • sitting room with study area • kitchen/breakfast room • utility room • galleried landing • master bedroom with en suite bathroom 2 further bedrooms (1 with study) • family bathroom 1 bedroom detached annexe • outbuildings

Attractive gardens • apple orchard and paddocks

In all about 3.6 acres

Directions

From Oxford take the A40 towards Burford. At the roundabout at the end of the dual carriageway, continue straight on towards Burford. Take the next turning to the left signposted Brize Norton. After about ¼ mile, take the turning on the right signposted Shilton and then cross over the subsequent crossroads into the village. Pass The Rose & Crown public house on the right and then Pump Close will be seen after a short distance opposite the ford.

Situation

Shilton is a most attractive and highly sought after village situated close to Burford, on the Oxfordshire/Gloucestershire border. The heart of Shilton is the village green, abutting Shill Brook and the picturesque ford. Within Shilton is The Rose & Crown public house, village hall and a medieval church. The Cotswold town of Burford is 3 miles away and provides day-to-day shopping facilities, schools and restaurants. On the outskirts of the town is the Burford Garden Centre, renowned for its famous

nursery, which is popular with designers throughout the Cotswolds. Excellent everyday shopping can be found in Witney, including a Waitrose store. Also within easy reach are Lechlade-on-Thames and Cirencester, whilst Cheltenham and Oxford offer more extensive shopping, sporting and educational amenities.

There is an excellent range of schools in the area, both state and private. Sporting and leisure facilities are exceptional, with fishing on the River Windrush, golf at Chipping Norton and Burford, racing at Cheltenham, Stratford and Newbury.

Description

Situated in a Conservation Area at the heart of the village, Pump Close is believed to date from about 1700. Built in Cotswold stone under a Stonesfield slate roof, it has been in the same ownership for over 30 years. Not listed, the original character has been preserved and includes flagstone floors, exposed beams, leaded window lights and an inglenook fireplace. The front door opens onto a reception hall which has





a wooden floor and staircase to the first floor. The sitting room is a comfortable room with a curved bay to the front with window seat, fireplace with log burning stove and a study area off. The dining room has a fine inglenook fireplace with log burning stone and connecting door to the kitchen/breakfast room. The kitchen is well appointed with a double oven, oil fired Aga supplemented by an electric oven with hob over. There is also a useful larder. Off the kitchen is a cloak/lobby, door to the rear, utility room and cloakroom.

On the first floor is a lovely galleried landing with fitted bookshelves and a large eaves linen cupboard. The master bedroom is double aspect with an en suite bathroom and there are two further bedrooms (one with stairs up to a study over) and family bathroom.

The detached annexe is also built of stone providing a bedroom, sitting/dining room, kitchen and shower room. With scope for improvement, subject to the appropriate consents, it is ideal for dependant relatives or working from home.



Outside

The property is approached via a gated entrance which opens onto ample parking. Mature landscaped gardens are laid out of various levels with lawns, deep herbaceous borders, flagstone paths and a walled orchard. There are two paddocks in permanent pasture beyond the orchard with stables/store. In all, the gardens and grounds extend to about 3.6 acres.

General Remarks

Services Mains water, electricity and drainage are connected. Oil-fired central heating to the house with electric heating in the annexe.

Local Authority West Oxfordshire District Council - 01993 861000

Council Tax Band G

Agents Notes A public footpath runs along the northern boundary of the paddock.

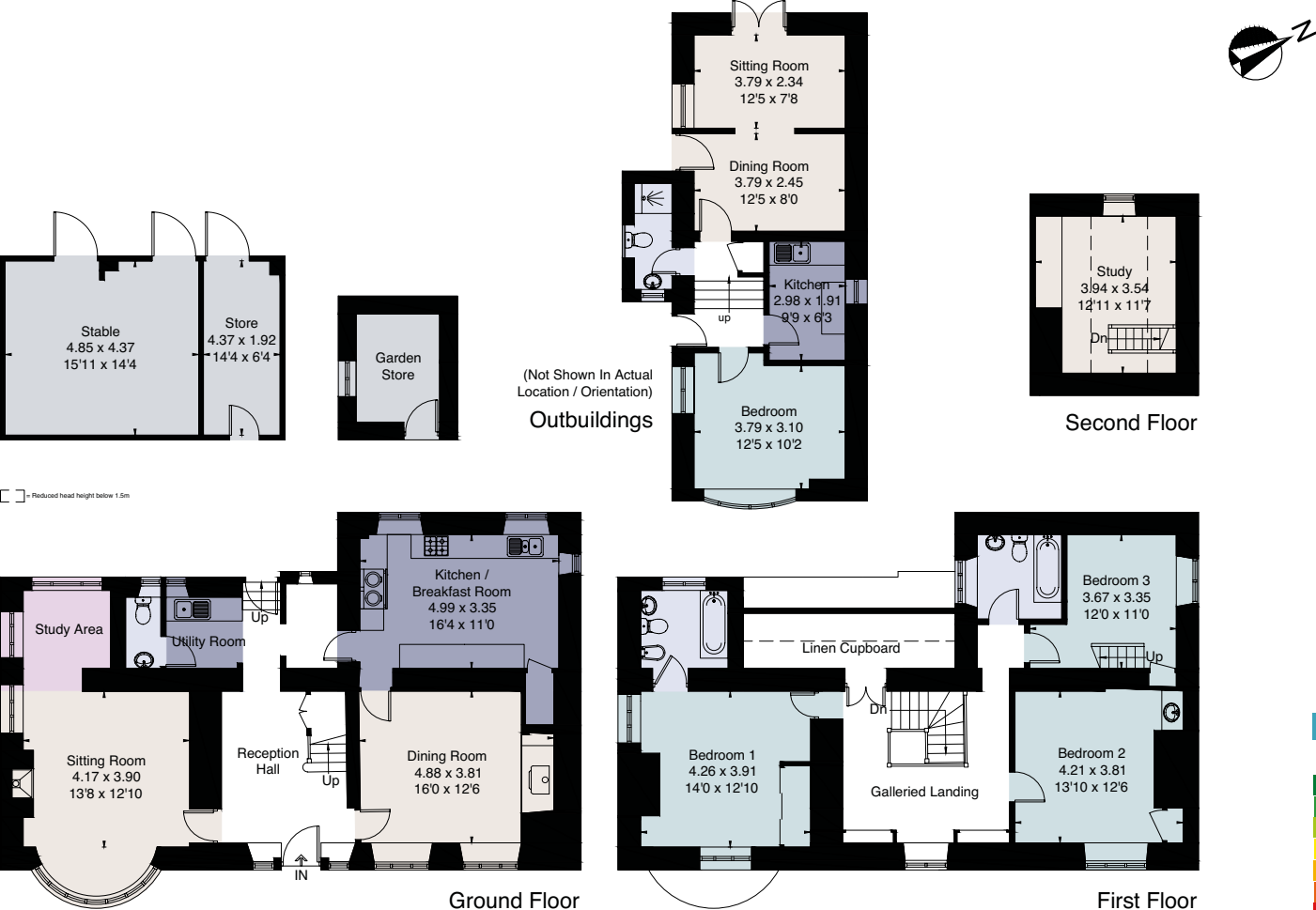
The curtains in the sitting room, stone troughs and saddle stones are specifically excluded from the sale.

Viewing Strictly by appointment with Savills.





Pump Close
Gross internal area (approx) 198.1 sq m / 2132 sq ft
Outbuildings 85.2 sq m / 917 sq ft
Total 283.3 sq m / 3049 sq ft
Including Limited Use Area (10.9 sq m / 117 sq ft)



For identification only. Not to scale. © 19/10/07 HW

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