



SHAVEN COTTAGE

HIGH STREET ♦ SHIPTON-UNDER-WYCHWOOD ♦ OXFORDSHIRE ♦ OX7 6DG

savills

SHAVEN COTTAGE

HIGH STREET, SHIPTON-UNDER-WYCHWOOD,
OXFORDSHIRE, OX7 6DG

A SPACIOUS AND STYLISH VILLAGE HOUSE IN A THRIVING VILLAGE

Burford 4 miles ♦ Charlbury Station 6 miles (London
Paddington from 75 minutes) ♦ Witney 9 miles ♦ Oxford
22 miles ♦ Oxford Parkway Station 22 miles (London,
Marylebone from 55 minutes) ♦ London 78 miles
(all distances and times are approximate)

Living room ♦ sitting room ♦ snug ♦ utility
♦ kitchen/dining room ♦ master bedroom with en suite
shower room ♦ guest bedroom with en suite shower room
♦ two further double bedrooms ♦ family bathroom.

Stylish landscaped garden ♦ private parking.





SITUATION AND COMMUNICATIONS

- ◆ Shipton-under-Wychwood nestles in the Evenlode Valley, in an Area of Outstanding Natural Beauty between Burford and Chipping Norton in the Oxfordshire Cotswolds.
- ◆ Amenities include a post office and general store, a doctors' surgery, three public houses, a fine parish church and Wychwood Church of England Primary School.
- ◆ The community offers clubs from tennis and outside bowls to a cricket team which won the National Village Championship at Lords in recent years. Golf is close by with courses at Burford, Chipping Norton and Lyneham.
- ◆ More extensive amenities are available in the nearby market towns of Burford, Chipping Norton and Witney.
- ◆ Oxford is the main shopping and cultural centre for the area with Stratford-upon-Avon and Cheltenham about 45 minutes drive away.
- ◆ There is a good choice of local state and independent schools including the village primary school, Windrush Valley Preparatory School and senior schools at Burford Academy and Cokethorpe near Witney.
- ◆ There is a mainline station at Charlbury, (six miles), which provides regular train services to London Paddington.

SHAVEN COTTAGE

Shaven Cottage is situated opposite the village green in the heart of Shipton-under-Wychwood. This period property has been sympathetically renovated in recent years and provides generous, stylish and versatile accommodation set out over two floors.

The accompanying floor plans illustrate the layout with the main features of the accommodation being:

- ◆ Dual aspect living room with exposed ceiling timbers and stonework and open fireplace housing a wood burning stove.
- ◆ A staircase leads from the living room to a guest bedroom with en suite shower room and mezzanine which can be closed off from the rest of the property to provide holiday or guest accommodation.
- ◆ Spacious sitting room with exposed ceiling timbers and a magnificent inglenook fireplace.
- ◆ A staircase leads from the sitting room to the first floor accommodation.
- ◆ Cosy snug accessed from the sitting room with a substantial open stone fireplace with adjacent alcove.
- ◆ Arched double doors provide a dramatic entrance to the fabulous and beautifully appointed kitchen/dining room with bi-fold doors which opens to the terrace.
- ◆ A useful utility adjoins the kitchen/dining room with door to garden.

- ◆ Generous dual aspect master bedroom with en suite shower room.
- ◆ Two further double bedrooms which are served by the family bathroom.
- ◆ The family bathrooms and en suite shower rooms are very well appointed and contemporary in design.
- ◆ To the rear of the house is a very stylish landscaped and terraced garden, ideal for summer dining.
- ◆ An area of decking leads to a raised paved terrace with a purpose-built dining area with fire pit.
- ◆ Steps lead up through walled beds stocked with sculptural evergreens to the lawn.

The property is offered in excellent order and would lend itself particularly well to those looking to downsize from a larger property or those looking for a stylish weekend retreat.

GENERAL INFORMATION

Local Authority: West Oxfordshire District Council. Telephone 01993 861000. Council Tax Band G.

Services: Mains electricity, gas, water and drainage are connected. Gas-fired central heating. Telephone line subject to BT transfer regulations.

Tenure: Freehold.

Town and Country Planning: The property lies within the area administered by West Oxfordshire District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way: The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions (OX7 6DG): 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 Shipton-under-Wychwood. Shaven Cottage will be found on the left hand side immediately before the Shaven Crown and opposite the village green.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

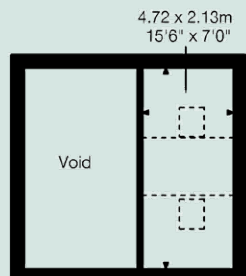
Viewing: Strictly by prior accompanied appointment with Savills.

Date Of Information: Particulars prepared: May 2019.

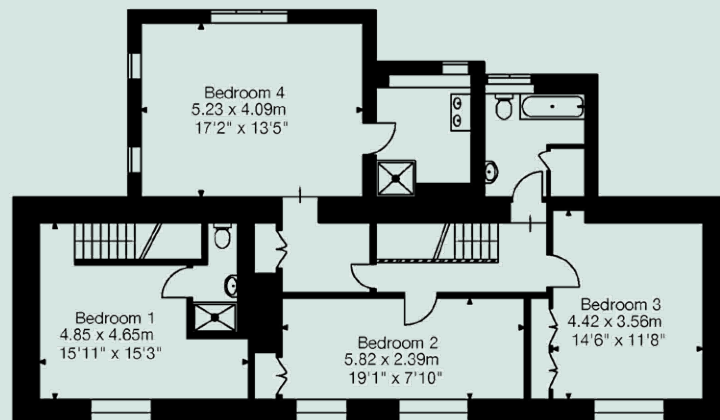
Photographs Taken: June 2018

FLOORPLANS

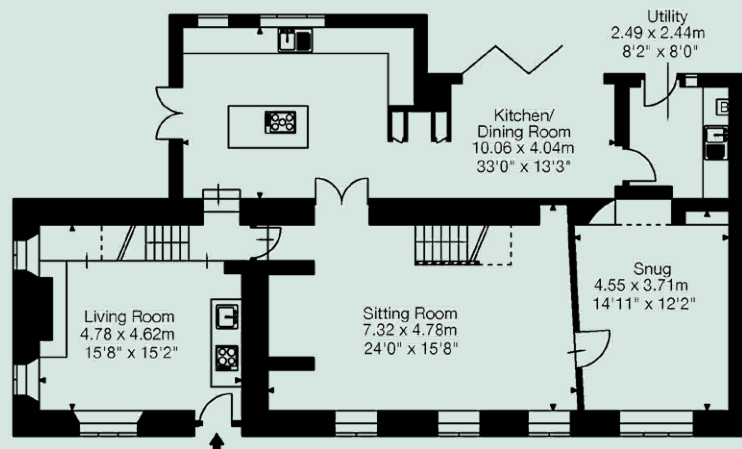
Shaven Cottage,
Shipton-under-Wychwood,
OX7 6DG
Approx. Gross Internal Area
2567 Sq Ft - 238 Sq M



Mezzanine
(Above Bedroom 1)



First Floor



Ground Floor

© Capture Property Marketing 2018. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.



Savills Stow-on-the-Wold

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DBH190513

Capture.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	