

FIREFLY HOUSE

MILTON-UNDER-WYCHWOOD • CHIPPING NORTON • OXFORDSHIRE



FIREFLY HOUSE

FROG LANE

MILTON-UNDER-WYCHWOOD,
CHIPPING NORTON • OXFORDSHIRE
OX7 6JZ

*An attractive detached house
quietly situated in a thriving village*

Kingham station (London Paddington from 85 mins) 4 miles
Burford 5 miles

Charlbury station (London Paddington from 80 mins) 7 miles
Stow-on-the-Wold 9 miles • Oxford 25 miles
(all mileages and times are approximate)

Entrance hall • dining room • sitting room with log burner
study • kitchen/breakfast room • utility room • cloakroom

Master bedroom with en suite shower room
guest bedroom with en suite shower room
two further bedrooms • family bathroom

Landscaped garden • double garage and
off street parking



SITUATION AND COMMUNICATIONS

- Milton-under-Wychwood is one of three local villages that takes its name from the Royal Forest of Wychwood and lies in an Area of Outstanding Natural Beauty in the Evenlode Valley.
- The village has a general store and post office, library, doctors' and dental surgeries as well as a fine parish church.
- There is a range of exceptional public and private schools in the area covering all ages.
- Nearby Shipton-under-Wychwood offers further sports facilities including a cricket club, tennis club and football club.
- Additional shopping facilities are available in the nearby market towns of Burford and Chipping Norton.
- Golf at Lyneham, Witney, Chipping Norton, Naunton Downs and Burford and racing at Cheltenham, Warwick and Stratford-upon-Avon.
- There is a recreational area with children's playground and a number of schools which offer classes and facilities for babies and toddlers.
- The village falls within the catchment area of the Cotswold School which achieved Academy status in 2010 and is ranked as 'Outstanding' by Ofsted.
- Road and rail communications are excellent with mainline services from Kingham, Shipton-under-Wychwood and Charlbury stations into London Paddington.



FIREFLY HOUSE

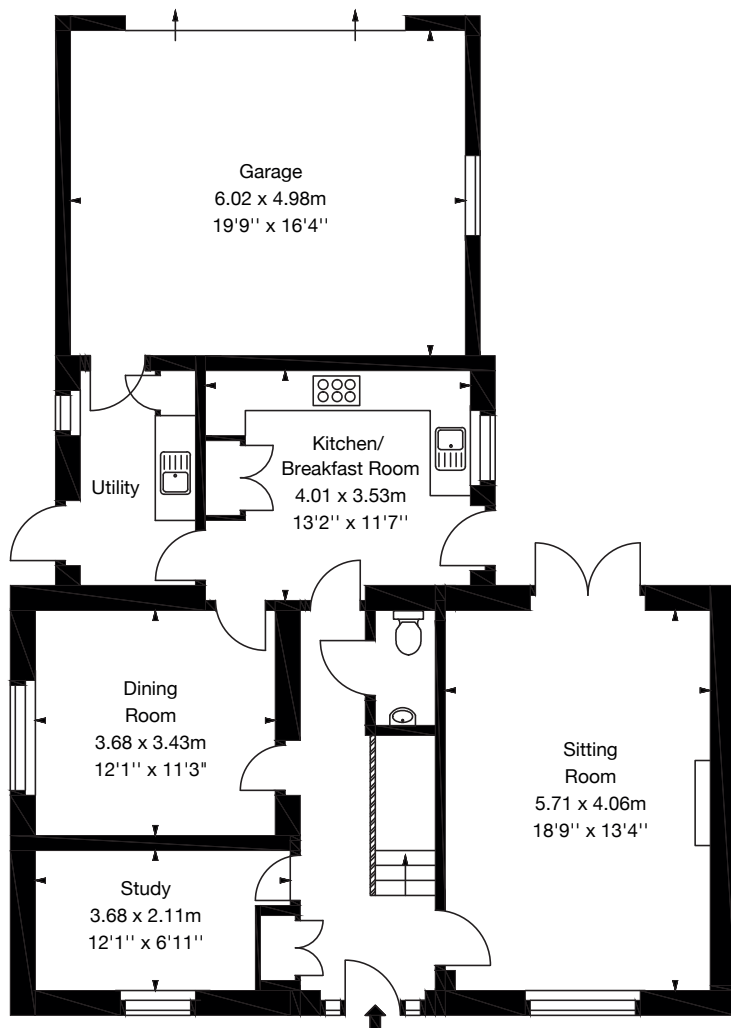
Firefly House was constructed about 14 years ago of natural stone beneath a stone tiled roof and offers very well-presented and flexible accommodation laid out over two floors.

The property is entered via a welcoming entrance hall which leads through to an elegant sitting room with a handsome fireplace with wood burning stove and doors that lead out onto the garden terrace which is perfect for al fresco dining. Also accessed from the hall is a well-proportioned dining room and a study. The kitchen, which can be accessed directly from the dining room, is very well fitted out with a range of wall and base units with granite work surfaces. Built-in appliances include a Rangemaster cooker with gas hob and electric ovens, fridge/freezer and dishwasher. The kitchen can accommodate a breakfast table and chairs. Adjacent to the kitchen is a useful utility room with direct access to the garage and garden. Also on the ground floor is a cosy study and a guest cloakroom.

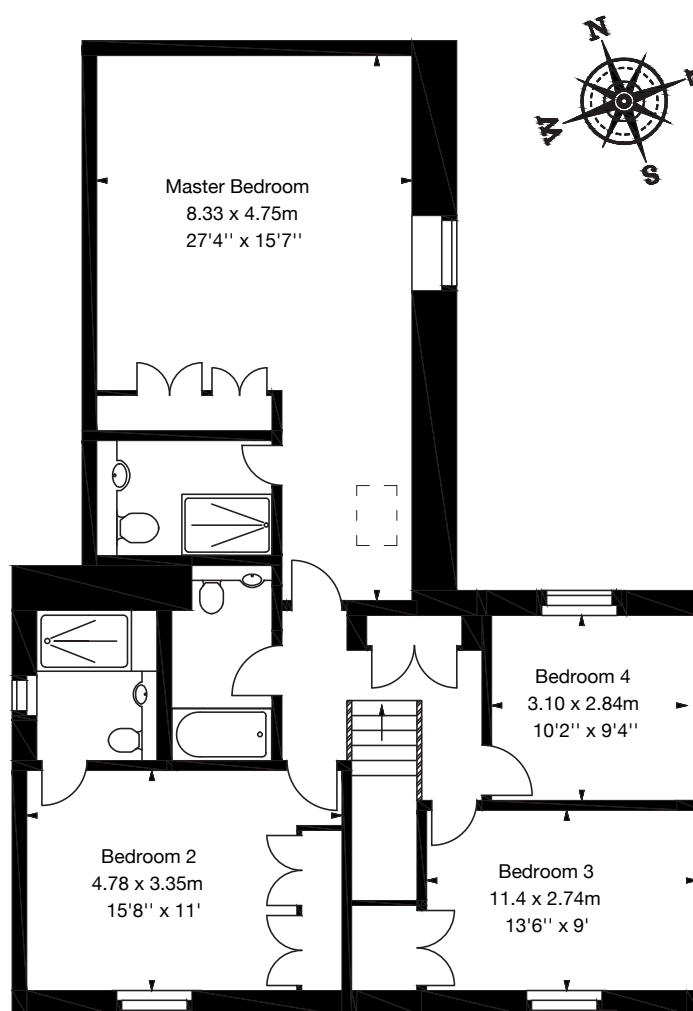
From the entrance hall stairs lead up to the landing from which is accessed the superb master suite with fitted wardrobes and en suite shower room. There are three further bedrooms, one with en suite shower room, and a family bathroom. The property benefits from an air filtration unit, which improves the air without the need to open any windows, and a centralised vacuum system.

The professionally landscaped gardens are fully enclosed by a dwarf Cotswold stone wall with trellis above. The garden is mainly laid to lawn with well-stocked flower beds, specimen trees and a terrace. A path leads to the front of the house. There is a double garage at the rear of the property and parking for three cars, accessed via a shared drive.

The property is extremely well-presented and is likely to appeal to those buyers looking for a family home or second home in the Cotswolds.



Ground Floor



First Floor

FIREFLY HOUSE

Approximate Gross Internal Area:
Total: 2277 Sq Ft - 211.53 Sq M



GENERAL INFORMATION

Local Authority

West Oxfordshire District Council.
Tel: 01993 861000. Council Tax Band G.

Services

Mains electricity, gas, water and drainage are connected. Gas fired central heating. Air filtration unit. Telephone line subject to BT transfer regulations.

Tenure: Freehold.

Wayleaves, Easements & 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 6JZ

From the A40 at the Burford roundabout take the A361 towards Chipping Norton. Follow the A361 into the village of Shipton-under-Wychwood. Take the second left turn signposted for Milton-under-Wychwood (opposite the public house on the bend). Proceed along Milton Road, pass the school and after a short distance turn left into Frog Lane which is signposted. The property will be found on the right after about 500 yards and can be identified by a Savills for sale board.

VIEWING

Strictly by prior accompanied appointment with Savills.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared: April 2018. Photographs taken: July 2017. DBH190417. Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS STOW-ON-THE-WOLD

Cotswold House, Church Street,
Stow-on-the-Wold,
Gloucestershire, GL54 1BB
01451 832 832
stow@savills.com

savills