



Shipton-under-Wychwood,
Oxfordshire

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A charming Grade II Listed former coach house situated in the heart of this highly sought after Cotswold village.

In need of modernisation Shipton Grange would make a wonderful family home. The property comprises of five bedrooms, three bathrooms. On the ground floor there are two large reception rooms, two kitchens and mature southerly facing gardens.

A lovely village in the Oxfordshire Cotswolds, with a 12th century church on the site of a Saxon minster, a 14th century inn that was once the guest house for Bruern Abbey, and Shipton Court, one of the largest and finest Elizabethan manors in the country. Shipston under Wychwood is named after the forest of Wychwood along with the other villages of Ascott under Wychwood and Milton under Wychwood. It also has a Tennis Club.





The Property Briefly Comprises of:

- Grade II Listed Cotswold Stone Former Coach House
- Entrance Hall
- Cloakroom
- Snug
- Sitting Room
- Open Plan Kitchen
- Dining Room
- Master Bedroom with En-Suite
- Four Further Bedrooms
- Two Further Bath/Shower Rooms
- Own Driveway
- Single Garage
- Enclosed Private Rear Garden
- Gas Central Heating

Guide Price: £975,000



Approximate Gross Internal Area
 Ground Floor = 138.49 sq m / 1491 sq ft
 First Floor = 158.79 sq m / 1709 sq ft
 Garage = 26.31 sq m / 283 sq ft
 Total Area = 323.59 sq m / 3483 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 West Oxfordshire District Council

Council Tax Band: G
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Burford c.4 miles
 Oxford c.23 miles
 Stratford upon Avon c.29
 Birmingham c.64 miles
 London c.79 miles
 Charlbury or Kingham to London,
 c. 1 hour

Buyers Purchase Fee:
 Please note that buyers are required to pay
 a Purchase Fee of £300 (inc. of VAT) to
 Mark David Estate Agents Ltd on offer
 acceptance, to process a new transaction.

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