



Milton Road | Shipton Under Wychwood

Price £2500 pcm


DISTINCT
Property Consultants

Spacious and Elegant 3-Bedroom Family Home with Detached Office/Studio and Double Garage. EPC D.

- 4 Bedrooms
- Unfurnished
- Garden
- Dining Room
- Master Bedroom with Ensuite Bathroom
- Living Room with Feature Fireplace
- Spacious family home
- Utility Room
- Sought After Village Location

This elegant and spacious three-bedroom detached home offers exceptional family living and a large double garage with electric door. Thoughtfully designed and beautifully laid out over two floors, this property provides generous accommodation with a versatile floor plan ideal for modern family life or working from home.

Step through the front door into a porch and then through to a welcoming central hallway. To your left, you'll find the Sitting Room (13' 7" x 11' 10") complete with a character log burner. Further down the hall to the left is the dining room or fourth bedroom (11' 10" x 11' 2"), with window to the garden.

Continue down the hall and you'll pass a convenient ground floor WC tucked neatly between the dining and kitchen areas. Just beyond is a practical Utility Room, perfect for laundry and storage with a back door leading to the garden.

At the heart of the home is the Kitchen/Breakfast Room — a practical space with plenty of room for casual meals and day-to-day family life. Down the hall from the kitchen is the Drawing Room, a spacious, light-filled area that's perfect for relaxing or entertaining, complete with a beautiful bay window overlooking the front garden.



Heading upstairs, you arrive at a central landing connecting four well-proportioned bedrooms:

The Principal Bedroom (13' 7" x 11' 6") sits to the left, offering a tranquil retreat complete with built-in storage and a private en-suite bathroom.

Bedroom 2 (11' 11" x 10' 5") and Bedroom 3 (10' 7" x 10' 5") are generously sized doubles, ideal for children or guests.

A family bathroom completes the first floor, serving bedrooms 2–3 with fixtures and fittings.

Outside:

A private garden and driveway complete the outdoor setting, offering ample space for family activities and entertaining with a large open lawn, mature trees and shrubs.

Location:

Shipton-under-Wychwood, is located within the scenic Cotswolds, with picturesque landscapes and a tranquil rural setting. The village provides essential amenities, including a local post office, and benefits from proximity to Chipping Norton, a market town known for its shops, restaurants, and cultural attractions.

Transportation links are convenient, with Shipton railway station approximately 1 km away, offering services to Oxford and London. Additionally, several bus stops are located nearby, facilitating local travel.

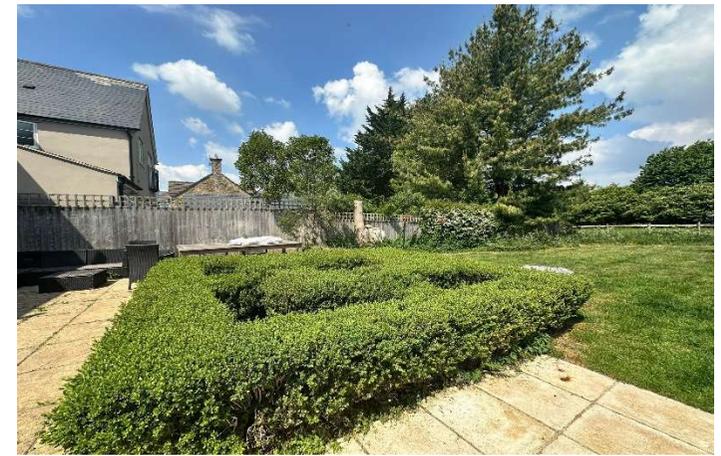
Letting information:

Rent: £3000.00 pcm

Security Deposit: £3,461.00

EPC rating D

Council tax Band E



Holding deposit: £690.00 = One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

AGENTS' DISCLAIMER

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.

Viewings

Strictly by appointment only.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 231.6 SQ.M. (2514 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Created by D3 Property Services - www.d3ps.co.uk Made with Bluebeam (2023)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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