



## Littlebrook Meadow

Shipton-under-Wychwood, OX7

Guide Price £725,000

This beautiful modern residence offers five bedrooms and is presented immaculately, providing over 2000 square feet of living space and a double garage, located in the sought-after Cotswold village of Shipton-under-Wychwood.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES



## Littlebrook Meadow

Shipton-under-Wychwood, OX7

- 5 bedroom family house
- Over 2000 square feet
- Off-street parking
- Sought-after nearby schooling
- Tenure Freehold
- Double garage
- Beautiful Cotswold village
- Links into London
- Council tax band F and EPC rating C
- Photos & brochure dated April 2024



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Impeccably maintained, the ground floor of this family home features a spacious eat-in kitchen, perfect for culinary enthusiasts and a wonderful space to cook and socialise. The double reception room seamlessly blends formal and informal living areas, ideal for entertaining or enjoying cozy family evenings in front of the fireplace. There is a useful utility room adjacent to the kitchen, which leads internally through to the double garage, currently split into two sections but could easily be returned an open space, should any new owner wish. A WC completes the ground floor.

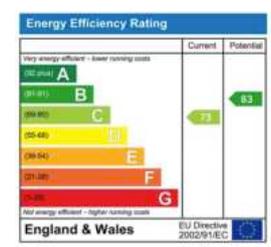
To the first floor, there are five well-proportioned bedrooms, making a comfortable home for larger families or those looking to host guests on a regular basis. The two larger bedrooms enjoy the benefit of having their own en-suite, and a further bathroom serves the rest of the this floor. There is a hatch leading up to an excellent storage area in the loft space; one which enjoys a particularly tall pitch and could perhaps be converted in the future, subject to the usual consents.

Externally (and in addition to the double garage) convenience is key with a large driveway providing off-street parking for multiple vehicles. The private garden is a peaceful retreat on warmer days to enjoy time with the family or perhaps some al-fresco dining.

Situated amidst the rolling countryside of the Cotswolds, Shipton-under-Wychwood is a picturesque village steeped in charm and character. Its idyllic setting offers residents a tranquil escape from the hustle and bustle of city life, while still providing convenient access to essential amenities and transportation links.

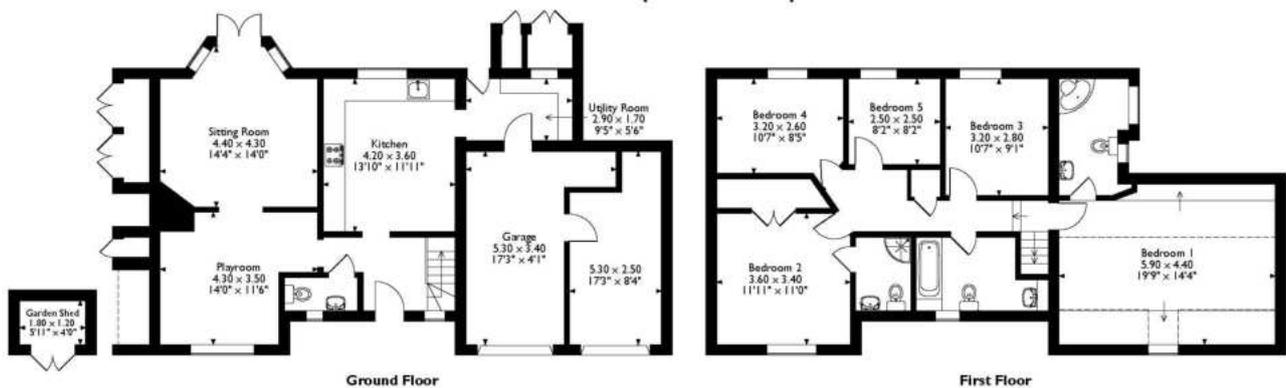
Part of 'The Wychwoods', these villages are positioned close to an excellent range of primary and secondary schooling (options available for both state and private). Transportation links are readily accessible, with a local train station providing the all-important link into Central London.

Tenure: Freehold  
 Local Authority: West Oxfordshire  
 Council Tax Band: F  
 Utilities: Mains gas, electric, water and drainage.





27, Littlebrook Meadow, Chipping Norton, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 186 Sq M/2002 Sq Ft  
 Outbuildings = 6 Sq M/66 Sq Ft  
 Total = 192 Sq M/2068 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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