

RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

DAISY HILL

LEAFIELD ROAD | SHIPTON-UNDER-WYCHWOOD





DAISY HILL

LEAFIELD ROAD | OX7 6EA

'a beautifully presented family home situated on the edge of this popular village'

detached family home | sitting room with wood burner | kitchen/dining room
dining room with double doors to patio | utility room | study
four double bedrooms (one with ensuite) | countryside views
garage & off-road parking

description

Daisy Hill is a beautifully presented family home situated on the edge of this popular village. The front door to the side of the house beneath a porch opens into a welcoming reception hall with solid oak flooring which continues throughout the ground floor reception rooms. To the right, double doors open into the kitchen/dining room which has far reaching views over the open countryside. This German kitchen designed and supplied by In-toto is fitted with grey units and integrated appliances including double oven, ceramic hob, Neff dishwasher, fridge/freezer and wine fridge. Adjacent to the kitchen are further double doors opening into the formal dining room with French doors opening onto the rear gardens. Overlooking the rear of the house is the triple aspect living room with high vaulted ceilings, wood burner and double doors onto a patio. Towards the front is a shower room, study and fourth bedroom enjoying the views to the front. Stairs from the hallway lead up to the first-floor landing where you come to the first double aspect double bedroom overlooking the front and the rear of the property. Further double bedroom overlooks the rear garden and has useful eaves storage, family bathroom and principal bedroom with en-suite shower room, dressing room and views over open countryside. Complementing the house are the beautiful and private fully stocked gardens, a gravelled driveway providing off-street parking for several cars and a single garage.

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the finer details

services Mains electricity, water and private drainage. Gas fired central heating.

tenure & possession Freehold and offers vacant possession

fixtures & fittings May be acquired by separate negotiation

rights of way There are no footpaths or rights of way over the property

local authority West Oxfordshire District Council

council tax Band G

viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance Rating – C

what three words ///talkers.circulate.gets

area

Shipton-under-Wychwood is nestled in the Evenlode Valley in the Cotswolds area of Outstanding Natural Beauty between Burford and Chipping Norton. The Crown Hotel in the centre of the village dates back to the 15th Century and was once a guesthouse run by the monks of Bruern Abbey. A further two public houses include The Wychwood Inn and The Lamb are also highly recommended. Together with the neighbouring village of Milton-under-Wychwood, there is a large village store, delicatessen, post office, a doctors' surgery and pharmacy, a fine parish church, Wychwood Church of England Primary School and Shipton Wild Gardens, owned by the village. There is a thriving village hall, an active tennis club and a cricket club.

Burford is just 3 miles away offering more extensive shopping and dining opportunities.

Soho Farmhouse, Estelle Manor and Daylesford are also within convenient reach.

Racing at Cheltenham, Newbury and Stratford upon Avon. Polo at Cirencester Park.

Golf courses in the area include Lyneham, Burford, Chipping Norton and Naunton.

Theatres in Cheltenham, Oxford, Chipping Norton and Stratford upon Avon. Burford

Wildlife Park is nearby and the Cotswold Water Park is near Cirencester. Local schools in the area include a nursery and primary school in Shipton under Wychwood. Private

schools include Kingham Hill School, Kitebrook and Hatherop State schools in the

area include Burford Secondary School and The Cotswold School at Bourton on the

Water. Further state and private schools are found in Oxford and Cheltenham.

Burford 4 miles | Kingham 5 miles | Charlbury 5.5 miles (London Paddington)

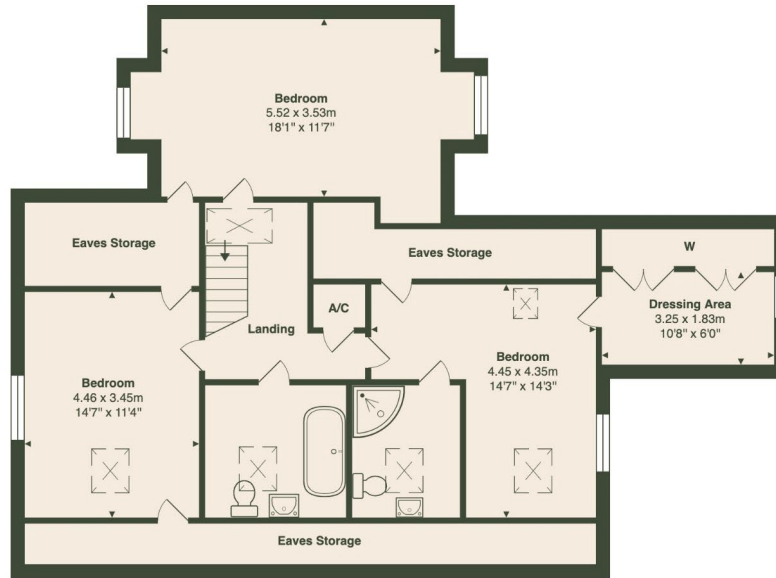
Chipping Norton 7 miles | Daylesford Farmshop 7 miles | Witney 9 miles

Stow-on-the-Wold 10 miles | Oxford Parkway 22 miles | Cheltenham 26 miles

all distances are approximate







First Floor



Ground Floor

Approximate Gross Internal Area

243.1 m² ... 2617 ft²



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk





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