



Garden plot with planning permission for one dwelling.

Garden Plot at Frog Lane, Milton-under-Wychwood, Chipping Norton, Oxfordshire, OX7

Guide Price £700,000 Freehold

HARVEY
HOLLAND



Burford 5 miles; Charlbury Station 7 miles (trains to London from 80 minutes); Witney 12 miles; Oxford 24 miles; Cheltenham 26 miles (all times and distances approximate)

Local Information

Milton-under-Wychwood is a picturesque village located in the Cotswold Area of Outstanding Natural Beauty. It offers a charming rural setting with a strong sense of community and numerous benefits that make it an appealing place to live. The village is surrounded by breathtaking natural landscapes, including rolling hills, lush green fields, and enchanting woodland areas. There are ample opportunities for outdoor activities such as hiking, cycling, and exploring the countryside. The village has good transport links, with access to Oxford, Cheltenham, and other major destinations. This allows for a convenient commute to work or access to a wide range of amenities and services. Trains run from Charlbury and Kingham to London Paddington. Daylesford Organics is just 7.2 miles away and Soho Farmhouse is a 14 mile drive.

The village prides itself on its active community involvement. There are various local clubs, societies, and events that foster a sense of belonging and offer opportunities to meet like-minded individuals. The annual Wychwood Festival, held nearby, is a popular music and arts event that brings the community together.

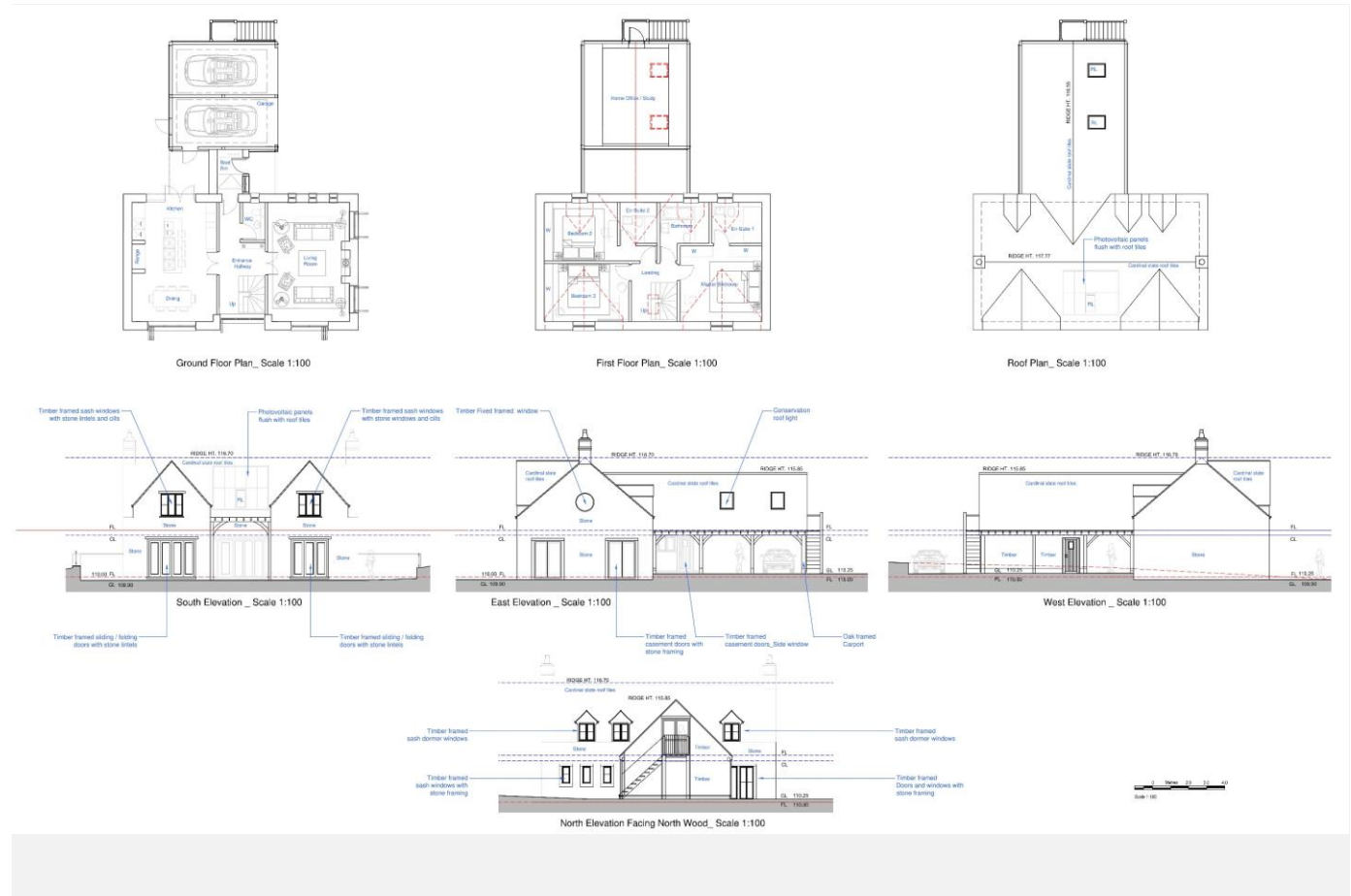
There is a range of private and state schools in both the immediate and wider vicinity including: Wychwood Primary School located within the village itself, Burford School, Chipping Norton School and Kingham Hill. Both Oxford and Cheltenham offer an excellent range of independent schools.

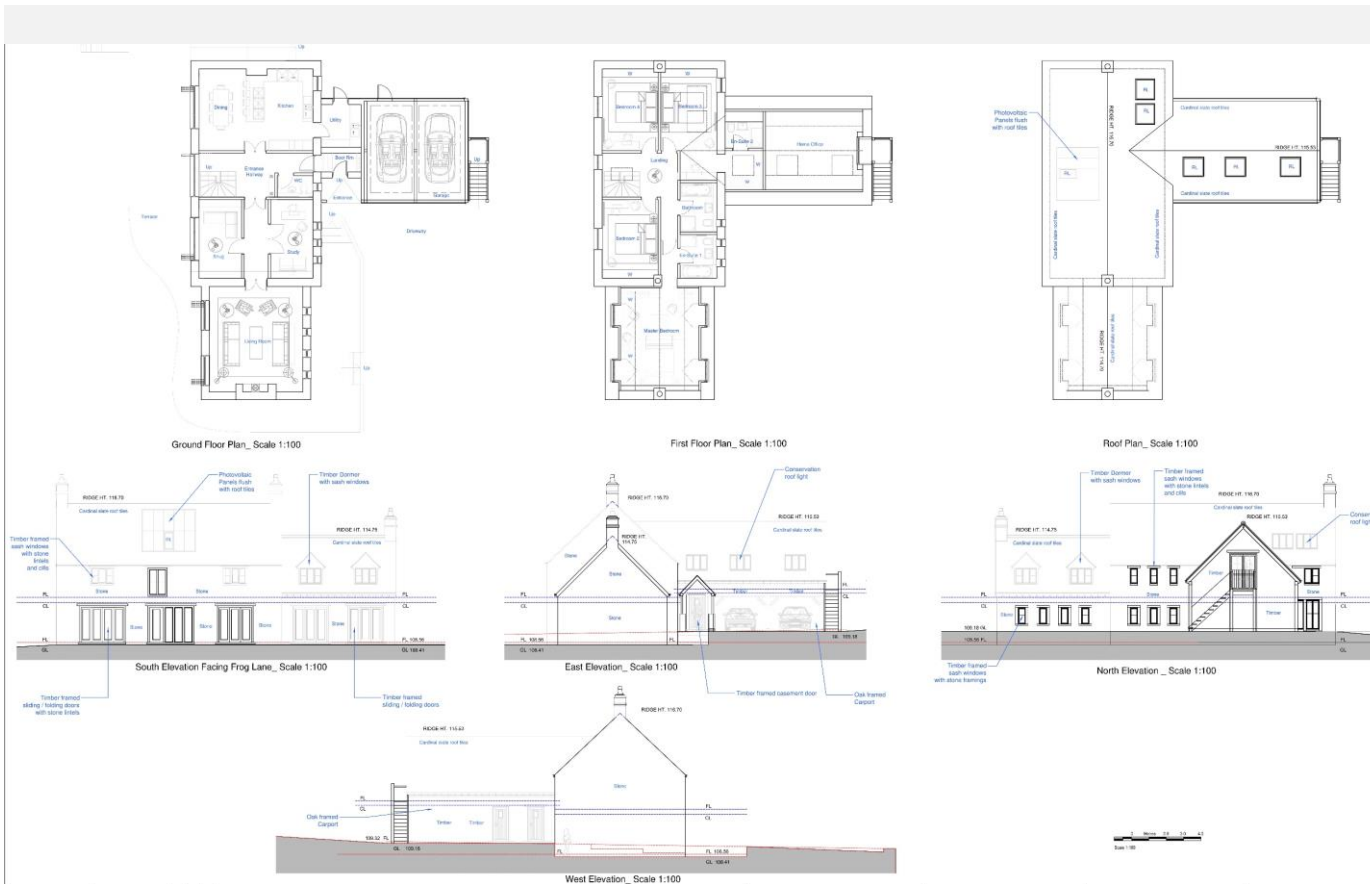
The Cotswolds' year is packed with events ranging from world famous international festivals like Cheltenham Literature Festival and Cheltenham Gold Cup Week to major musical events such as the Wilderness Festival, Cornbury Festival or the Big Feastival, as well as a jam-packed events calendar featuring concerts, exhibitions, arts and literature festivals and theatrical productions.

The Plot

The plot occupies an attractive position within a highly sought after village. The full extent of the plot is shown on the accompanying plan for identification purposes and is indicative only.

Planning permission has been granted for the erection of two detached dwellings and associated works under reference 23/00603/FUL dated 28 February 2023.





Local Authority

West Oxfordshire District Council, New Yatt Road, Witney. Tel 01993 770011.

Council Tax

To be assessed upon completion.

EPC

To be assessed upon completion.

Tenure

Freehold.

Services

Prospective buyers are advised to seek clarification with regard to the provision of services to the site.

Directions

From Burford take the A361 towards Chipping Norton. On reaching Sipton-under-Wychwood, turn left signed posted to Milton-under-Wychwood. Continue for about half-a-mile and take the next left, after the garage signed Frog Lane. Continue down this lane almost to the end and where the road bears to the right, continue straight ahead down the single track. The plot will be found on the right.

Viewings

Strictly by appointment only with Savills Stow-on-the-Wold, 01451 832 832.

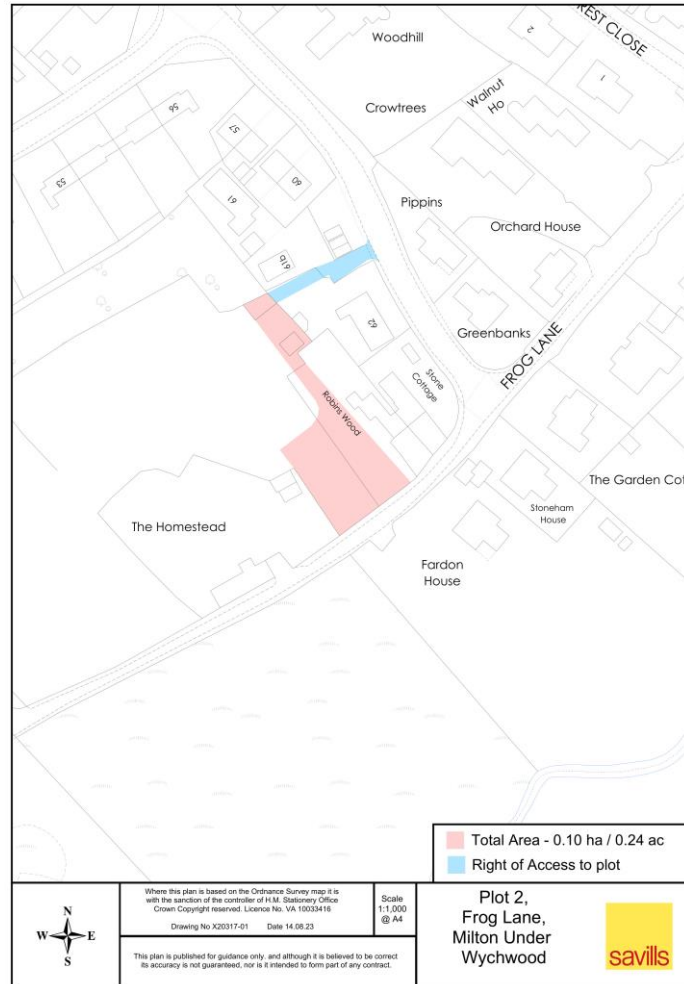
Particulars prepared July 2023. Photographs taken July 2023.

Burford



Chipping Norton





Land Plan
 The area shaded in blue is not owned by the current owners and is not part of the freehold. However it is a 15ft wide right of way for access.
 The land plan is for indicative purposes only.

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