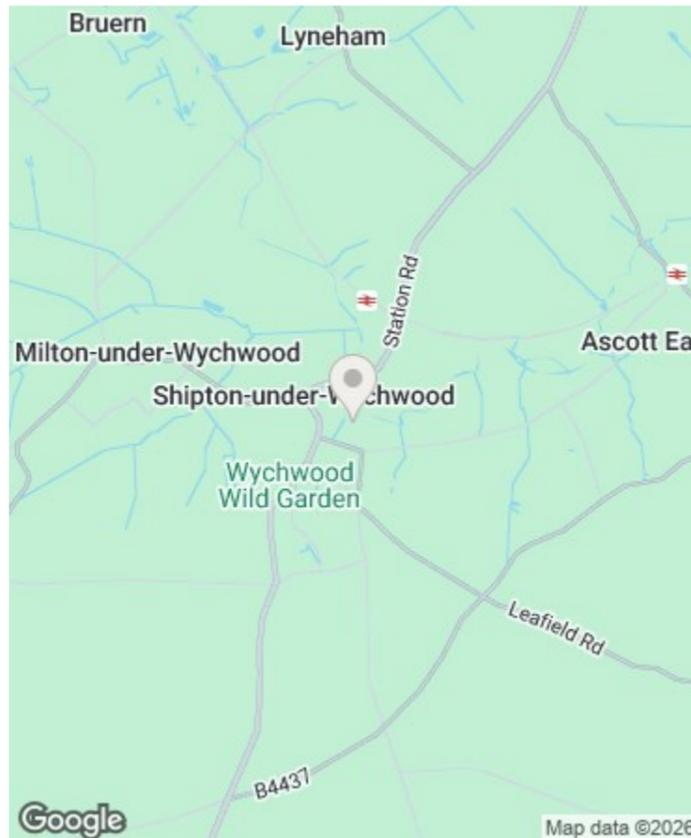




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



### Directions

### Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

### EPC Rating

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Church Street, Chipping Norton, OX7

Approximate Area = 2646 sq ft / 245.8 sq m  
For identification only - Not to scale



Cedar House Church Street, Shipton-Under-Wychwood, Chipping Norton, OX7 6BP  
£4,500 Per Month

• 3 Reception Rooms

• Large Private Garden



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for The Cotswold Letting Agency Ltd. REF: 141777

# Cedar House Church Street, Chipping Norton OX7 6BP

Cedar House is situated in the sought-after village of Shipton-Under-Wychwood, part of the picturesque Cotswolds.

The village offers a range of local amenities including a shop, primary school, traditional pubs and community facilities. It is conveniently located approximately four miles from Chipping Norton, which provides a wider selection of shops, supermarkets and schooling.

It's a superb option for commuters, with a local train station on the edge of the village for services into London Paddington. As well as this, the property enjoys excellent access to the wider Oxfordshire region and surrounding Cotswold towns.



Council Tax Band:

Cedar House is a substantial four-bedroom detached home extending to approximately 2,646 sq ft, positioned on the desirable Church Street in the heart of the village. The property offers well-balanced and versatile accommodation ideally suited to family living.

The ground floor comprises a generous sitting room measuring over 24 ft, a separate dining room, an additional reception room providing flexibility for a home office or snug, and a well-proportioned kitchen with adjoining utility room. A cloakroom completes the ground floor layout.

To the first floor are four well-sized bedrooms and family bathroom facilities. The accommodation offers excellent proportions throughout, with an abundance of natural light and adaptable living space.

Externally, the property benefits from a substantial rear garden of approximately 143 ft in length, providing a private and attractive outdoor setting rarely found within a village centre location.

