



A superb Cotswold stone village house

Well Cottage, 38 Shipton Road, Ascott-under-Wychwood, Chipping Norton, Oxfordshire, OX7 6AG

Freehold



Entrance hall • drawing room • dining room • study
• kitchen/breakfast room • utility • cloakroom • four
bedrooms (three en suite) • family bathroom • garden
with garden room • parking.

Distances

Charlbury Station 3 miles
(London Paddington from 75
minutes), Burford 5 miles,
Chipping Norton 5 miles,
Witney 6 miles, Oxford 20
miles, Oxford Parkway Station
22 miles (London Marylebone
from 55 minutes), London 78
miles (all distances and times
are approximate).

Situation and Communications

Ascott-under-Wychwood is an
attractive residential village on
the edge of the Cotswolds and
is in an area of Outstanding
Natural Beauty in the Evenlode
Valley. The village has a Parish
Church, active village hall,
community shop and public
house. Nearby Shipton-under-
Wychwood offers further
sports facilities including a
cricket club, tennis club and
football club. Additional
shopping facilities are available
in the nearby market towns of
Burford and Chipping Norton.
Golf at Lyneham, Witney,
Chipping Norton, Naunton
Downs and Burford and racing
at Cheltenham, Warwick and
Stratford-upon-Avon.

There is a range of
exceptional public and private
schools in the area covering all
ages. Windrush Valley Private
School is located in the village.
Ranked in the top 50
independent preparatory
schools in England by the
Sunday Times, the school has
earned the prestigious
accolade of Best Prep School
Oxfordshire.

Road and rail
communications are excellent
with mainline services from
Kingham, Shipton-under-
Wychwood and Charlbury
stations into London
Paddington.





Well Cottage

Well Cottage is an attractive period village house constructed of Cotswold stone beneath a slate roof. The current owners have created a very stylish home combining wonderful period features with contemporary design elements and the property is offered in excellent order. Well Cottage is link attached to the neighbouring property.

The property is entered via a charming timber porch into a welcoming entrance hall situated at the centre of the property. To the left of the hall is a substantial drawing room which is well-proportioned with wonderful exposed timbers, stonework and a working fireplace. A door leads to the formal dining room and study which are separated by wall timbers allowing light into both areas. The kitchen/breakfast room lies to the rear of the property and is fitted with a fabulous range of stylish contemporary units and illuminated by a large roof lantern. There is also a useful pantry and utility. A door leads to the garden. To the right of the hall is a cloakroom and bedroom with en suite shower room, ideal for those with a specific need for a ground floor bedroom.

A staircase rises to the first floor where there is a superb double aspect principal bedroom with a luxuriously appointed en-suite bathroom and dressing room. Bedroom three is a double room with a dressing room and en suite shower room. Bedroom four is also a double with access to the family bathroom.

The property is approached from the village lane onto a gravel driveway providing ample parking. The front garden is laid to lawn and enclosed by Cotswold stone walls. A stone well is a wonderful feature to the front of the property. To the rear is a large, beautifully landscaped garden set mostly to lawn with various specimen trees and a timber garden room which lends itself to any number of uses. A paved terrace lies against the rear elevation with steps leading up to the lawn. Wonderful rural views can be enjoyed from the garden.





General Information

Local Authority

West Oxfordshire District Council. Telephone 01993 861000. Council Tax Band E.

Services

Mains electricity, gas, water and drainage are connected. Gas-fired central heating. Telephone line subject to BT transfer regulations.

Tenure

Freehold.

Town and Country Planning

The property lies within the area administered by West Oxfordshire District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

Wayleaves, Easements and Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

Directions OX7 6AG

From Burford pass over the bridge at the bottom of the hill and bear right at the roundabout onto the A361. Proceed through Fulbrook. Continue along the A361 and turn right at the crossroads after about 2.88km onto the B4437 and continue for just over 3km. Turn left onto and proceed for 670m. Turn right onto Shipston Road and proceed for about 615m where the property will be found on the left.

Viewing

Strictly by prior accompanied appointment with Savills.

Energy Performance Certificate

A copy of the full Energy Performance Certificate is available upon request.

Date of Information

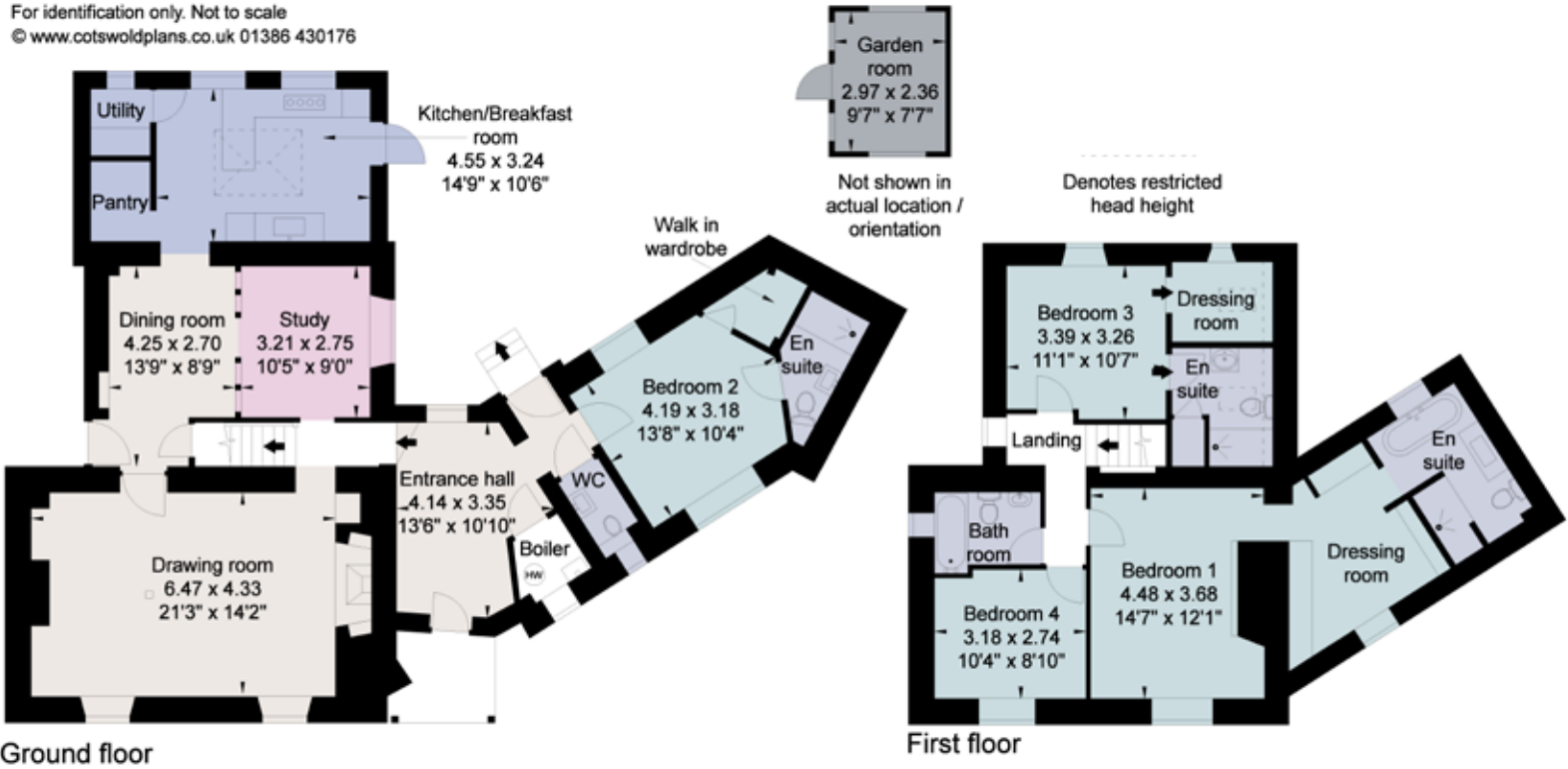
Particulars prepared: August 2020. Photographs taken: August 2020.



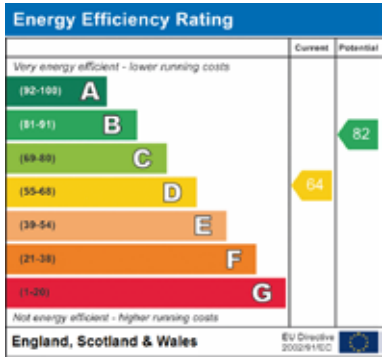


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Gross internal area (approx):
House: 196 sq m (2,110 sq ft)
Outbuilding: 7 sq m (76 sq ft)
Total: 203 sq m (2,186 sq ft)
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