



A charming semi-detached period cottage.

Hill Cottage, 45 Shipton Road, Ascott-under-Wychwood, Chipping Norton, Oxfordshire, OX7 6AG

Freehold



Entrance hall • sitting room • dining room • conservatory  
• kitchen • cloakroom • principal bedroom with dressing  
room • bedroom two • family bathroom • garden  
• parking.

#### Distances

Burford 5 miles, Chipping Norton 6 miles, Witney 9 miles, Oxford 25 miles, Charlbury Station 5 miles (mainline trains to Oxford and London Paddington from 85 mins). (All distances and times are approximate.)

#### Situation

Ascott-under-Wychwood lies in the Evenlode Valley between the towns of Charlbury and Chipping Norton. Village facilities include The Swan public house, The Windrush private primary school, Ascott Primary School, award winning village shop and a railway station with services to Oxford. Charlbury, a short distance away, offers a more frequent mainline railway service to London, Oxford and Worcester.

The larger centres of Oxford, Cheltenham, Stratford-upon-Avon and Warwick provide more extensive amenities and facilities. Road communications are good with access to the A40 connecting to the M40 to London and the M5 to the west.

State and private schooling in the area is outstanding, with schools in Burford, Bourton-on-the-Water, Kingham and Cokethorpe, along with the Oxford schools including the Dragon School, Magdalen College School and a host of others, along with Cheltenham Ladies' College and Cheltenham Boys School in Cheltenham.

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 general area has an extensive network of footpaths and bridleways which are ideal for walkers and horse riders.

#### Hill Cottage

Located in the sought-after West Oxfordshire village of Ascott-under-Wychwood is Hill Cottage, a well presented semi-detached, eighteenth-century property which has been sympathetically refurbished throughout by the current owners whilst retaining its period features and charm.

The ground floor comprises an entrance hall with cloakroom. There is a very generous and elegant sitting room with exposed beams and window seats. Within the fireplace is a wood burning stove and bread oven. The dining room leads to a charming conservatory with views over the well-stocked garden with summerhouse (with electricity).





The recently refitted kitchen has an Aga electric range cooker and a good range of cabinets.

Upstairs is a principal bedroom with a good sized dressing room that could be converted to a third bedroom. Bedroom two has fitted wardrobes. Completing the first floor accommodation is a well-equipped family bathroom.

At the rear of the property is a lovely courtyard garden with a small eighteenth-century bothy. There is off road parking for two vehicles.

#### **General Information**

#### **Local Authority**

West Oxfordshire District Council.

#### **Services**

Mains electricity, drainage and water are connected. Oil 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 follow the A361 towards Chipping Norton. After 3 miles turn right onto B4437 to Charlbury. After 3 miles turn left signposted Ascott-under-Wychwood. Proceed down the hill and turn right onto Shipton Road. Proceed for about 520 metres and the property will be found on the right. The postcode will take you to within a few metres of the property.

#### **Viewing**

Strictly by prior accompanied appointment with Savills.

#### **Date of Information**

Particulars prepared: July 2021.  
Photographs taken: July 2021.

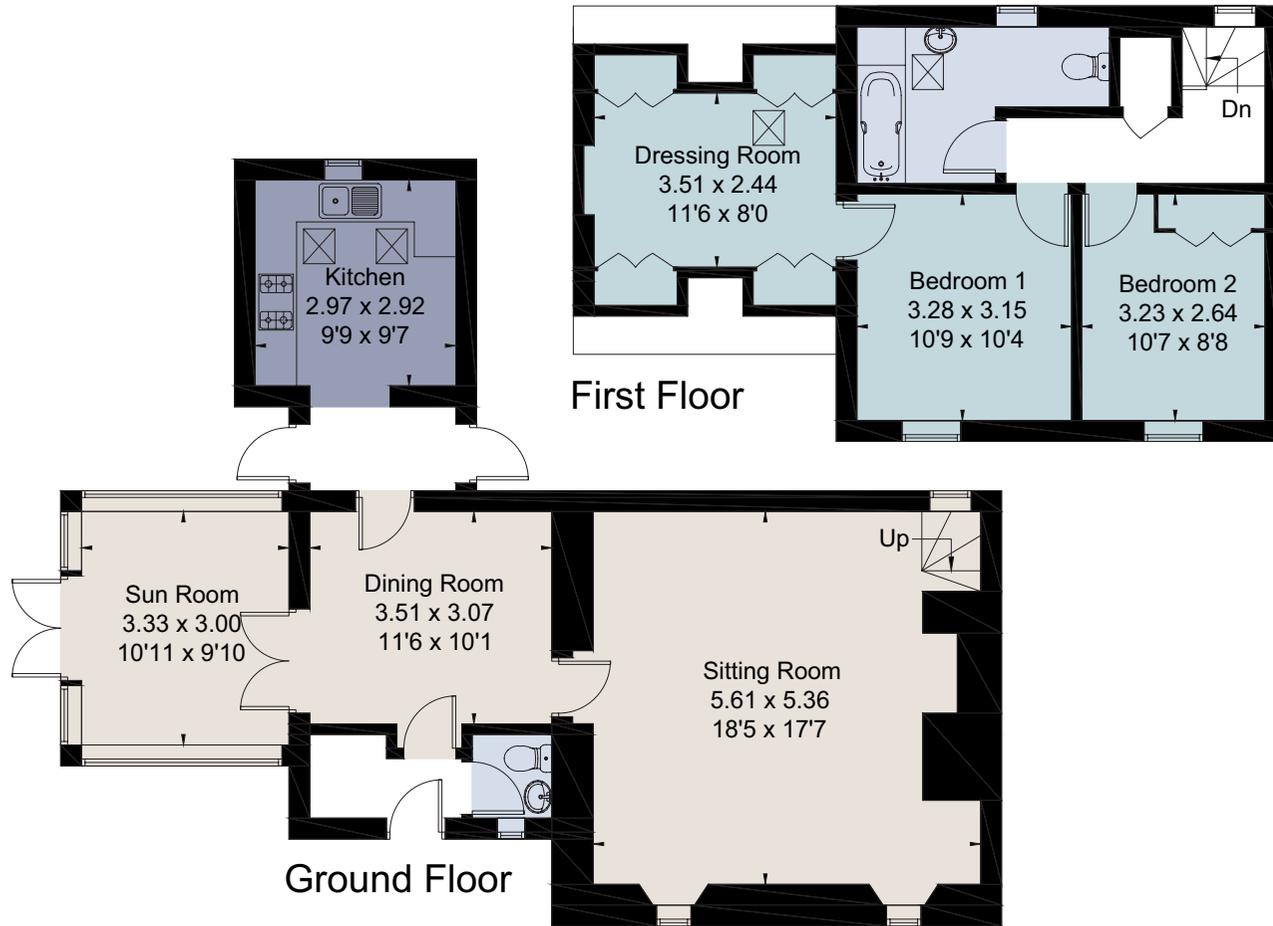
**Hill Cottage, 45 Shipton Road, Ascott-under-Wychwood, Chipping Norton, Oxfordshire, OX7 6AG**  
**Approximate Floor Area** 119.1 sq m / 1282 sq ft



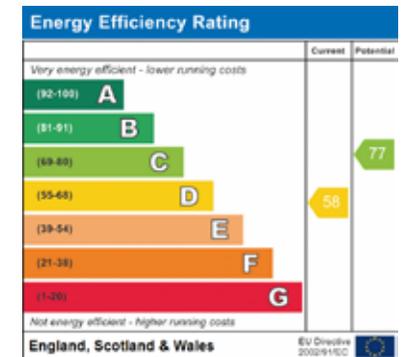
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