



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.

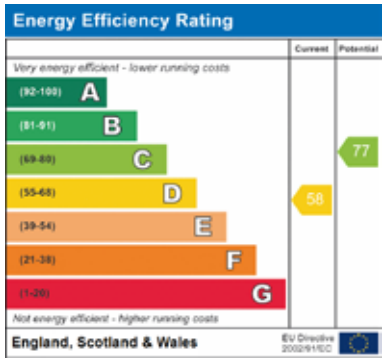
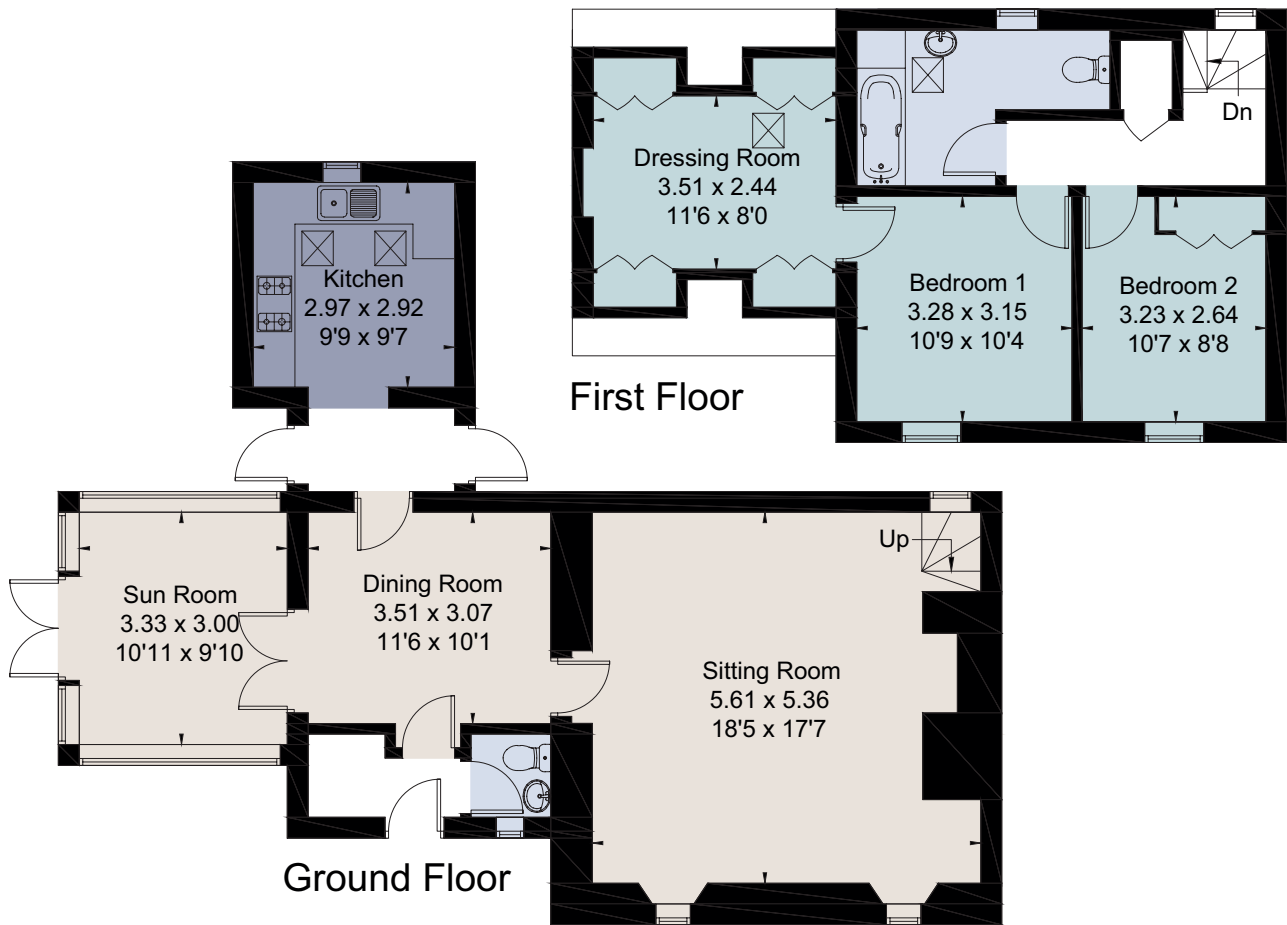
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Approximate Floor Area 119.1 sq m / 1282 sq ft



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