

Meadow Bank Barn,
Ascott-under-Wychwood, Chipping Norton, Oxfordshire



Stunning House of Hackney designed barn conversion and separate annexe.

Location

The village of Ascott-under-Wychwood is situated in the Cotswolds, in an area renowned as being one of Outstanding Natural Beauty. It is surrounded by open countryside yet in a most convenient location with the market towns of Charlbury and Burford within easy reach, and the larger centres of Witney within a 20 minute drive. Within the village itself there is a well-regarded independent preparatory school and pre-school, 12th century church, award-winning village shop, village hall, sports field with playground and the Swan public house. The centres of Oxford and Cheltenham are both within an hours drive with both offering an excellent range of private schooling including The Dragon, St. Edward's, Magdalen College and Headington Girls at Oxford, and Cheltenham Ladies' and Boys colleges'. Also Radley College near Abingdon and Kitebrook School near Moreton-in-Marsh. Also within a short distance lies the highly regarded Daylesford Organic Shop and Restaurant, Diddly Squat Farm Shop and the popular Soho Farmhouse. Sporting facilities in the area include racing at Cheltenham with water sports at Fairford and the Cotswold Water Park near Cirencester. The surrounding countryside provides wonderful walking and riding along a network of footpaths and bridleways. Golf courses in the area include Wychwoods, Chipping Norton and Burford.



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Distances

Burford 5 miles, Witney 7 miles, Oxford 20 miles Cheltenham 25 miles, Charlbury (mainline station with trains to Oxford and London Paddington (70 minutes), Soho Farmhouse 12.5 miles, Daylesford Organic Farm Shop 6.5m.

(All times and distances are approximate)

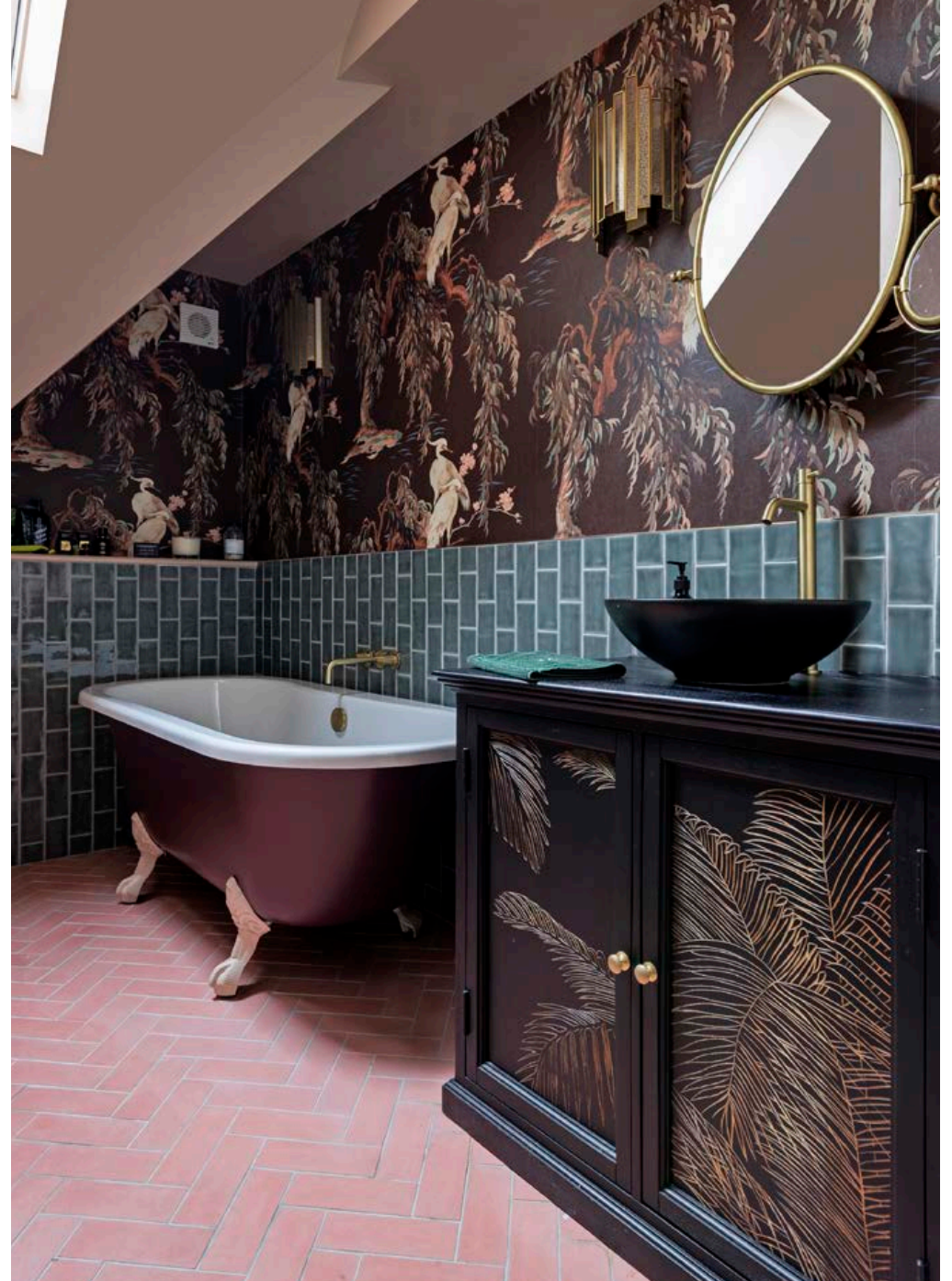
Meadowbank Barn

A beautiful, detached barn conversion with separate one bedroom annexe. Built in traditional Cotswold stone with a contemporary extension to the rear, the property has been renovated throughout by the current owners using the interiors brand House of Hackney which is renowned for its opulent, moody sensibility and exquisitely detailed prints bringing the outside world one step closer. The barn is extremely light and airy and approached through large glass doors into the open plan drawing room, dining room and kitchen. Despite being open plan the property is cleverly zoned to create clear entertaining areas with a fully fitted kitchen to one end with integrated appliances, central Island with breakfast bar and walk in pantry. Bi-fold doors lead out to the rear sunny terrace.

The sitting room with log burning stove is a wonderful space to relax with double doors to the rear terrace and flows through from the dining area which can easily seat a large number of guests. There is a downstairs WC and built in coat hanging area. The fully fitted kitchen has a wide range of cupboards with integrated appliances including dishwasher, Range cooker with extractor fan over and space for American style fridge freezer. The central kitchen island offers further storage with seating area making this a very sociable space with bi-fold doors out to the terrace. There is also a wonderful corner pantry. Storage throughout is in abundance.

Upstairs the property has a principal bedroom suite with en suite bathroom with separate shower and walk in wardrobe. There are two further double bedrooms with built in cupboards and a family shower room. The useful laundry room can also be found on the first floor. The well thought out design of this barn conversion has utilised every space available and the use of sliding doors to some rooms really maximises this beautiful accommodation.







Annexe

The completely separate annexe offers a good size sitting room with log burner, a kitchen/dining room, double bedroom and shower room with separate WC. This could provide additional versatile guest accommodation or be let separately as an Airbnb as the property also benefits from its own private garden. It could also be used as a fantastic home office. To one side and attached to the annexe is a useful stone built storage room.

Outside

The garden to Meadow Bank Barn lies predominantly to the rear and offers an ideal al fresco entertaining area. Approached through bi-fold doors from the kitchen and double doors from the sitting room the raised decking area is ideally suited for a large table with raised well stocked borders. Steps down lead to the further terraced garden with shrubs and pleached trees which offer a high degree of privacy. Parking for a number of cars can be found both to the front of Meadow Bank Barn and the annexe. From the parking area, the barn is approached over stone steps to the impressive glass front doors set back behind Cotswold stone walling.

Property Information

Services: Mains water, electricity, drainage are connected to the property. Electric car charging point.

Local Authority: West Oxfordshire District Council

Council Tax: Barn is F. Annexe is A.

Energy Performance Certificate Rating: Band Barn D. Annexe E.

Postcode: OX7 6EQ

Viewings

All viewings strictly by appointment only through the vendors' sole selling, Knight Frank LLP.



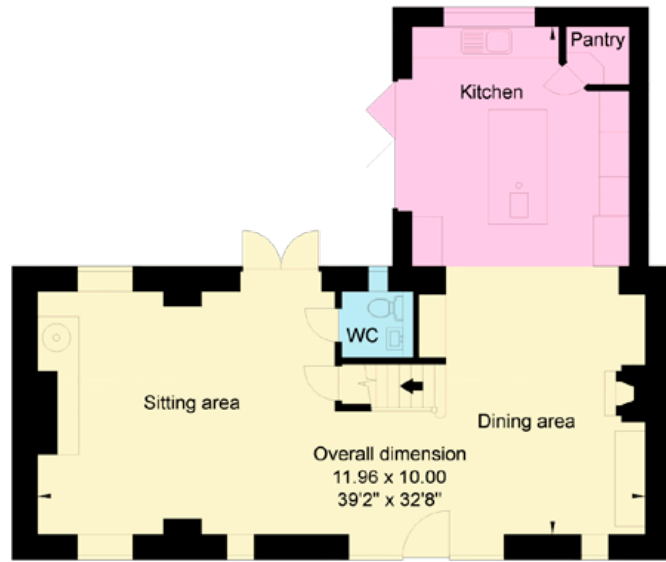
Approximate Gross Internal Floor Area

1 Meadow Bank Close: 154 sq m / 1,658 sq ft

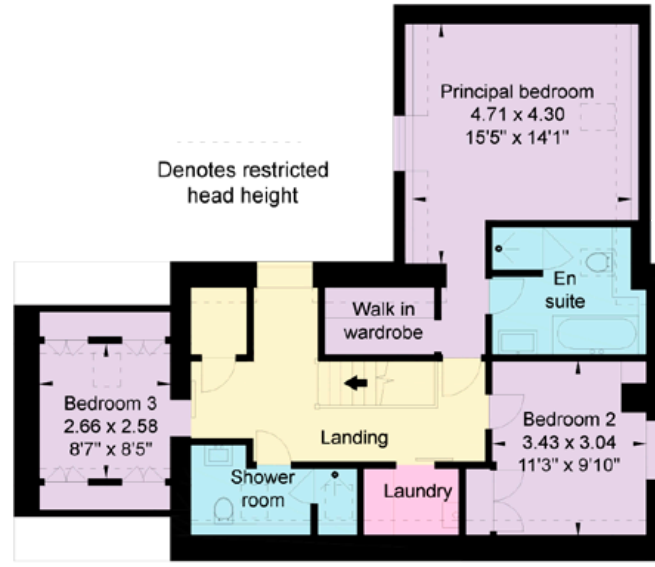
1A Meadow Bank Close: 56 sq m / 603 sq ft

Total: 210 sq m / 2,261 sq ft

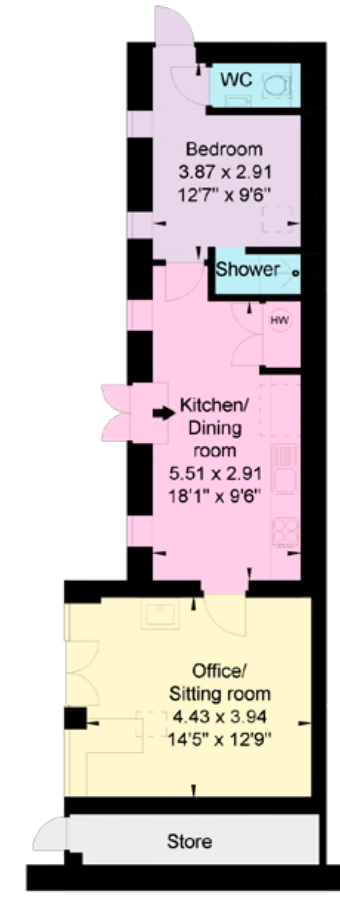
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



1 Meadow Bank Close
Ground Floor



1 Meadow Bank Close
First Floor



1A Meadow Bank Close

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated August 2024.

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