

MANOR FARM

ASCOTT-UNDER-WYCHWOOD, OXFORDSHIRE





MANOR FARM

Ascott-under-Wychwood, Oxfordshire

A substantial detached eight bedroom Grade II* Listed manor house with historic interest, outbuildings and views, situated in approximately 29 acres

GROUND FLOOR

Entrance hall • Dining Room • Kitchen/breakfast room • Pantry • Study • Drawing Room • Sitting Room • Shower Room • Storage Room • Utility

FIRST FLOOR

Principal Bedroom • Shower Room • Seven Further Bedrooms • Family Bathroom

OUTSIDE

Gravelled courtyard to the rear • Formal gardens to the front and side • Paddocks • Lake • Barn with Party Room • Three Stables
Two Workshops with four storage rooms above • Granary • Wood Workshop • Covered Tractor Store • Metal Sided Barn • Log Store

Charlbury 4 miles, Burford 6 miles, Chipping Norton 6 miles, Witney 8 miles, Oxford 21 miles
Charlbury mainline station 4 miles (to London Paddington from 67 minutes - there is a limited service from Ascott-under-Wychwood station) (all times and distances approximate)

The London Office

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DESCRIPTION

An exceptionally rare opportunity to purchase a Grade II* farmhouse which stands within the bailey of the castle of Ascott d'Oiley, dates back to c 1129 - 1150. Named after Robert d'Oilly, this was a traditional Norman motte and bailey which has scheduled monument status. Following a rebellion the keep was pulled down in about 1174 on the orders of Henry II and was never rebuilt. The castle mound and the bailey are still visible today as are the separately listed, Grade II, fragments of the castle wall and an ancient doorway now in the garden of the main grounds.

The current house features 16th and 17th century origins with numerous features synonymous with the period but including an early 13th century window surround which is thought to have been part of a private chapel.

The opportunity to renovate this historical property gives Manor Farm incredible potential to revive this unique building. With generous accommodation at approximately 5,370 sq ft and arranged over two floors, including a reception hall, four reception rooms and up to eight bedrooms (two unconverted), plus two



bathrooms and a substantial wing a substantial wing to its western end, all of which enjoy original features from the various eras of its existence. Offering potential to enlarge, subject to the necessary consents. The current owner has painstakingly designed sympathetic and dynamic plans for the Farmhouse allowing further linked accommodation between the main building with entertaining space, cinema, kitchen/breakfast room, further reception room, which will then link across to one of the vast barn located on north side. The vision and time that has been undertaken to design and merge the two buildings, gives incredible diversity and allows flexible living with the benefits of modern day living.

The property is approached via a long drive (over which Manor Barn also has a right of way) which opens into a vast gravel courtyard area, with the Manor House to the south. To the north and east there is a substantial range of period stone barns, one of which is particularly impressive. There is also an Grade II listed Elizabethan granary. Formal partly walled gardens to the south of the house with views on to neighbouring countryside, with the ancient Motte just to the east. The paddock grounds are an abundant haven for wildlife, with numerous mature trees, and a lake, all focused on conservation.

There is a public footpath which runs down the drive and then heads north to cross the river. The property enjoys a lengthy stretch of the southern bank of the river Evenlode.

SITUATION & AMENITIES

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, village hall with lots of clubs & cinema nights, small preparatory school, angling, cricket & football clubs, a thriving community



shop and The Swan, a pub with rooms and excellent food, which is within a short walk of the property. It is well placed for Burford and Chipping Norton (both about 6 miles), with Witney (9 miles) providing comprehensive amenities including a cinema complex.

Communications are excellent with the A40 providing fast access to Oxford and the M40 and also to the west to Cheltenham and the M5. There are good train services from Charlbury Station to London Paddington (from 67 minutes) and Oxford Parkway to Marylebone (57 minutes). A limited service runs from Ascott-under-Wychwood station. Sporting facilities within easy reach include regular horse eventing in the village, a league tennis club at Shipton-under-Wychwood, golf at The Wychwood (Lyneham, 2 miles) and Burford. The surrounding countryside provides wonderful country walks and riding.

Good regional theatres are available in Oxford and the world famous RSC at Stratford upon Avon, with the local theatre at Chipping Norton offering cinema nights and various workshops for children, as well as a variety of productions. Primary schools are nearby in Leafield and Shipton-under-Wychwood, both highly regarded with 'good' Ofsted ratings, as is Burford School at secondary level. There are many excellent private schools within easy reach, including the highly regarded Windrush Valley Preparatory School, which is in the village.

SERVICES

Mains water and electricity. Oil central heating. Private Drainage. Fibre broadband available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX : Band G

VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk

DIRECTIONS (Postcode OX7 6AL)

From Burford take the A361 north towards Chipping Norton, crossing the bridge at the bottom of the hill and turning right at the roundabout. After about 2.5 miles turn right, signposted Charlbury. After 2.7 miles turn left to Ascott-under-Wychwood. Continue into the village continue straight over at the level crossing and the driveway to Manor Farm can be found on the right.

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Approximate Gross Internal Area = 1159.51 sq m / 12480.85 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1092648)



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