

# ASH HOUSE

WEALD, BAMPTON, OXFORDSHIRE



Faringdon 6 miles, Witney 7 miles, Burford 9 miles, Oxford 19 miles. Daylesford Organic 19 miles, Soho Farmhouse 21 miles. Oxford Parkway Station 17 miles (London Marylebone from 55 minutes) Didcot Station 21 miles (London, Paddington from 37 minutes (all times & distances approximate)

**An exceptional detached five-bedroom family home, surrounded by stunning landscaped gardens, backing on to neighbouring countryside with garage, carport and private driveway, in all approximately 0.51 of an acre.**

**Butler**   
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**Ground Floor:** Entrance hall • Kitchen/breakfast room  
Family Room • Sitting Room • Dining Room • Study  
Utility • Cloakroom

**First Floor:** Principal Bedroom with dressing area,  
adjoining bath and shower room • Bedroom two with  
adjoining shower room • Three further bedrooms  
Family bathroom

**Outside:** Driveway • Carport and garage • Woodland  
side garden • Rear landscaped garden

## DESCRIPTION

Built in 2021, Ash House is an exquisite five-bedroom detached property that offers stylish and spacious living, set on the edge of the picturesque hamlet of Weald. With high-quality finishes throughout, the house combines contemporary design with bespoke features that make it truly unique. Presented to a contemporary style, Ash House features high ceilings that create a sense of openness and light throughout the home. Expansive bifold doors connect the living spaces to the beautifully landscaped garden and large patio area, creating a seamless flow between indoor and outdoor living. Generous bedrooms, all of which enjoy views over the landscaped gardens, driveway and neighbouring countryside.



## OUTSIDE

The property boasts a stunning garden with vast patio terrace, well stocked borders, natural pond, beautifully lawned area with vegetable patch and orchard. A private woodland path runs the full length of the garden to one side offering speckled shade in hot summer months. To the front there is pleached hornbeam hedging surrounding the driveway, detached garage and carport.

## SITUATION & AMENITIES

Weald is a pretty hamlet on the outskirts of Bampton, a small town which offers an excellent range of local shops, medical surgery, library, primary school and various public houses, together with a fine Parish Church. Extensive and varied shopping and leisure facilities are available in the nearby market towns of Faringdon and Witney, whilst the City of Oxford provides the main shopping and cultural centre for the area. There is excellent schooling in the area including Hatherop Castle and St. Hugh's in Carswell, as well as The Dragon School in Oxford.

## SERVICES

Mains water, electricity and drainage. Air source heat pump system. Fibre Broadband. (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](http://westoxon.gov.uk)

**COUNCIL TAX** Band G

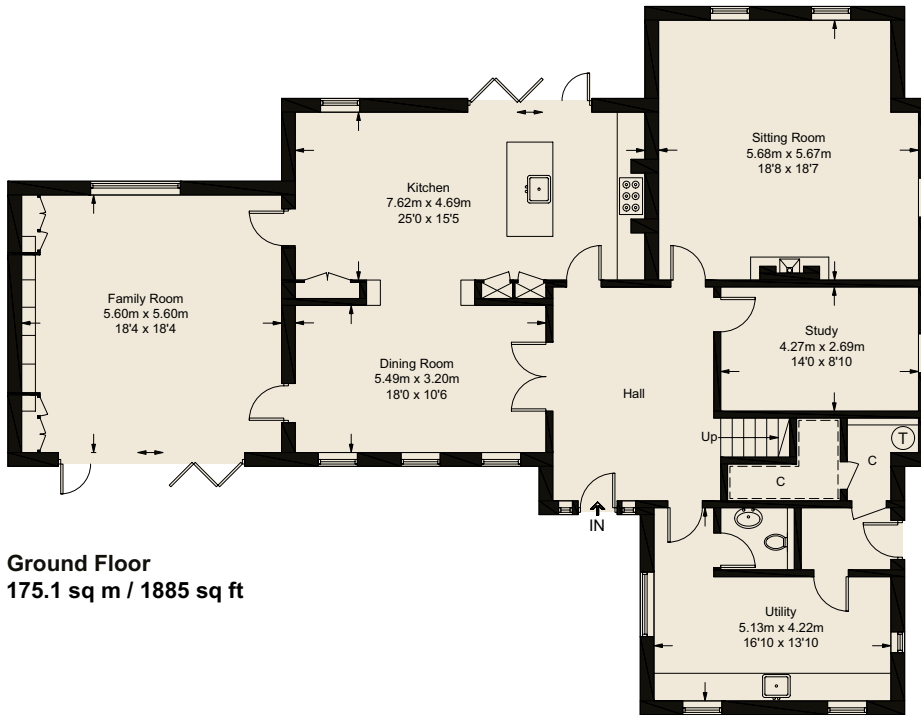
## VIEWINGS

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

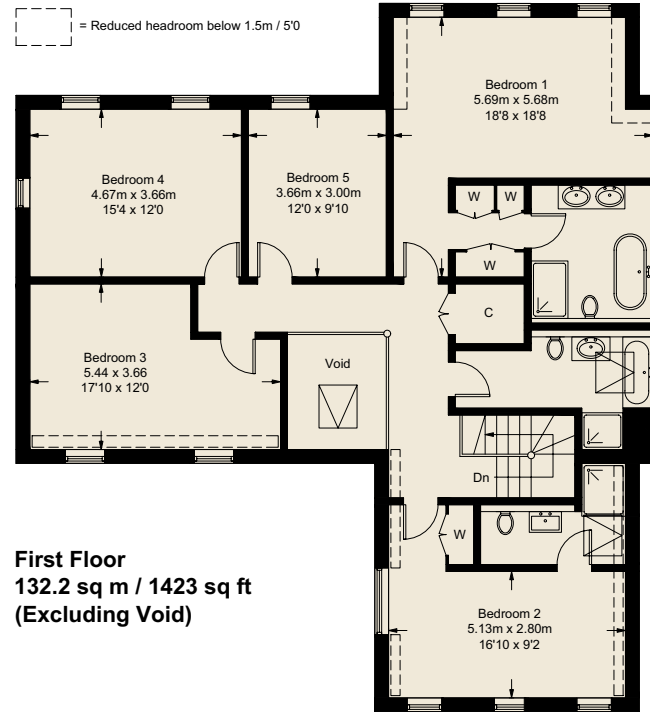
## DIRECTIONS (Postcode OX18 2HP)

From Burford take the A40 in the direction of Oxford. After 1.9 miles turn right, signposted Brize Norton. Follow this road and at the staggered crossroads proceed straight across into Brize Norton village. Turn right at the T-junction towards Bampton and Carterton and proceed over the mini roundabout towards Bampton on the A4095 for approximately 3 miles.

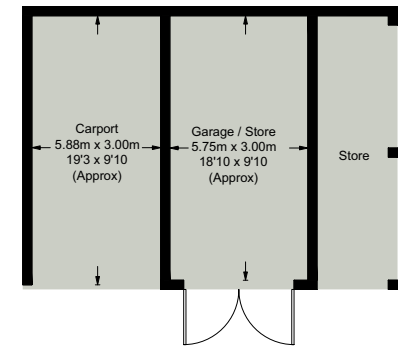




**Ground Floor**  
175.1 sq m / 1885 sq ft



**First Floor**  
132.2 sq m / 1423 sq ft  
(Excluding Void)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 307.3 sq m / 3308 sq ft  
Garage / Store = 17.2 sq m / 185 sq ft  
Total = 324.5 sq m / 3493 sq ft  
(Excluding Void / Carport / Store)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1126179)

On entering Bampton, cross over the mini roundabout into Bridge Street. After 0.3 miles turn left into Weald Street. Continue along Weald Street for approximately half a mile and turn left signposted Glebe Farm and take the first lane on the right. Ash House can be found along the second driveway on the right hand side.

**what3words:** ///defend.munral.moons



**Pubs**

Fleur De Lys, Bampton 0.4 miles  
The Double Red Duke, Clanfield 1.9 miles



**Schools**

Bampton CE Primary School 0.9 miles  
St Hugh's School 5.3 miles



**Train stations**

Oxford parkway 17 miles  
Didcot 21 miles



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