

35 HIGH STREET

ASCOTT-UNDER-WYCHWOOD, OXFORDSHIRE



Charlbury 4 miles, Burford 6 miles, Chipping Norton 6 miles, Witney 9 miles, Oxford 22 miles, Cheltenham 29 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)

A beautifully presented detached Cotswold stone house, located in the sought-after village of Ascott-under-Wychwood, offering stunning rear views of the surrounding open countryside.

Butler 
Sherborn

Burford Office

2 Lower High Street, Burford, Oxfordshire, OX18 4RR

T 01993 822325

E katy@butlersherborn.co.uk

www.butlersherborn.co.uk

The London Office

40 St James's Place, London, SW1A 1NS.

T 0207 839 0888

E enquiries@tlo.co.uk

www.tlo.co.uk



Ground Floor: Entrance Hall • Study • Snug • Kitchen/ Dining Room • Utility Room • Cloakroom • Sitting Room, Basement

First Floor: Landing • Master Bedroom with En Suite, Three further double bedrooms • Family Bathroom, Shower Room

Outside: Front Garden, Driveway • Detached Garage, Rear Garden • Office/Studio • Workshop/Shed

DESCRIPTION

35 High Street is a Cotswold stone period property, originally dating back to 1890 and thoughtfully extended in 2000. This substantial village home boasts charming character features, including sash windows, exposed stone, and timber beams throughout. Positioned on the High Street, it offers driveway parking, a sunny west-facing patio and a lawned garden backing onto open countryside. The detached stone studio provides excellent entertaining space with views of the natural pond and includes a rear office, perfect for working from home in this idyllic setting.



OUTSIDE

A gated pathway lined with box hedging leads to the entrance porch, a five-bar gate and gravel driveway run alongside the property providing access to the rear, where you will find a detached garage and workshop. The west-facing rear garden features a paved patio terrace, extending to a spacious lawned area with part wild meadow, enclosed by traditional dry stone walls and backs onto neighbouring countryside.

The Office/Studio, complete with power, water, and drainage, includes a spacious room with a wood-burning stove and bifold doors that open onto a deck, overlooking the pond, garden, and countryside. Behind the studio, there's a large shed/workshop.

SITUATION & AMENITIES

Ascott-under-Wychwood is a picturesque village nestled in the Evenlode Valley in the Oxfordshire Cotswolds. The village has a strong sense of community, with amenities that include a local village pub, a church, and a village hall hosting various events. There are also outdoor recreational opportunities with countryside walks and cycling routes nearby.

For more extensive services, the market towns of Chipping Norton, Burford and Charlbury are a short drive away, offering supermarkets, schools, healthcare facilities, and restaurants. Charlbury also has a train station with regular services to Oxford and London Paddington, making it an ideal location for commuters seeking a rural retreat.

SERVICES

Mains water, electricity, drainage and gas. 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

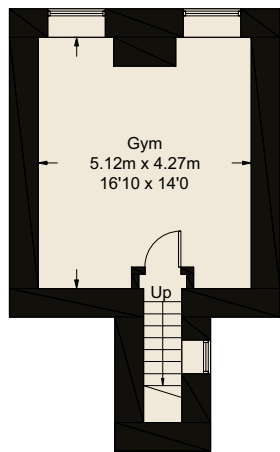
West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX Band E

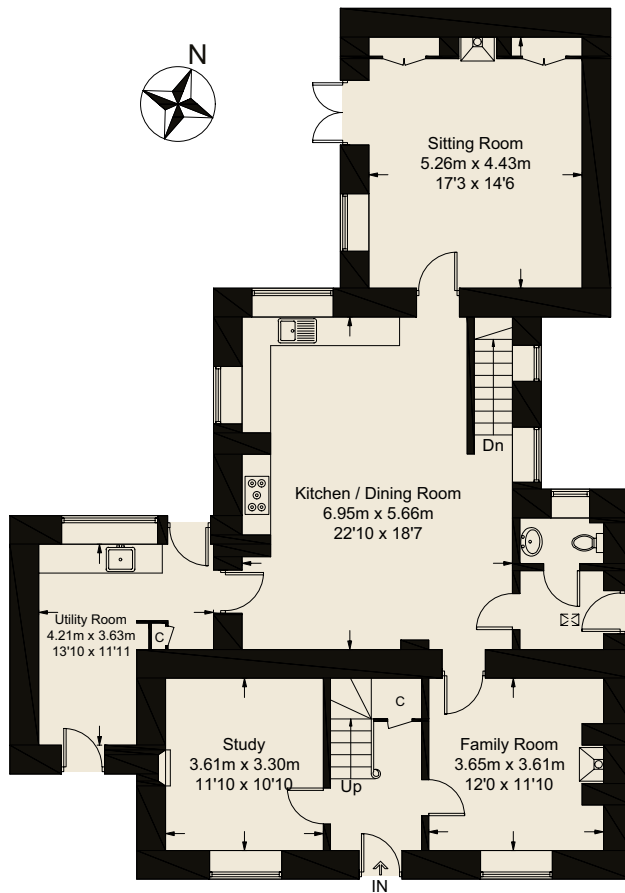
VIEWINGS

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

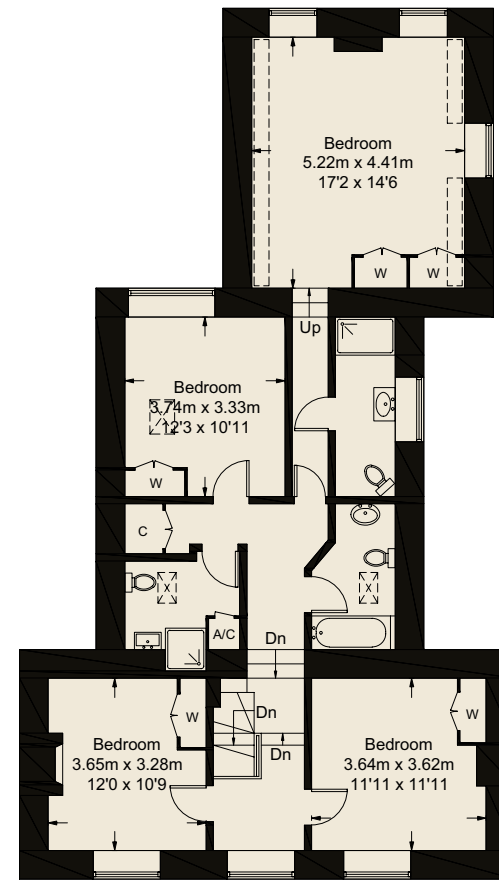




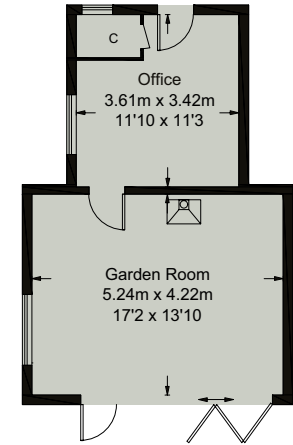
Basement



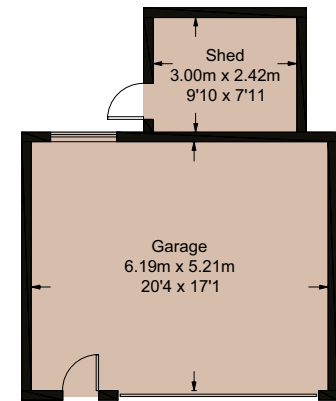
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 244.8 sq m / 2635 sq ft
 Outbuildings = 74.8 sq m / 805 sq ft
 Total = 319.6 sq m / 3440 sq ft
 (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID969758)

DIRECTIONS (Postcode OX7 6AW)

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 approximately 2.5 miles turn right, signposted Charlbury. After approximately 2.7 miles turn left to Ascott-under-Wychwood. Drive into the village turning right into the High Street. The entrance to the property will be found on the left hand side.

what3words: ///carpets.paddocks.hawks



Pubs

The Swan within walking distance
The Lamb 3.3 miles



Schools

Wychwood Church of England Primary School
3.1 miles
Leafield C of E Primary School 2.7 miles



Train stations

Charlbury 3.7 miles
Ascott-under-Wychwood within walking
distance (limited service)

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