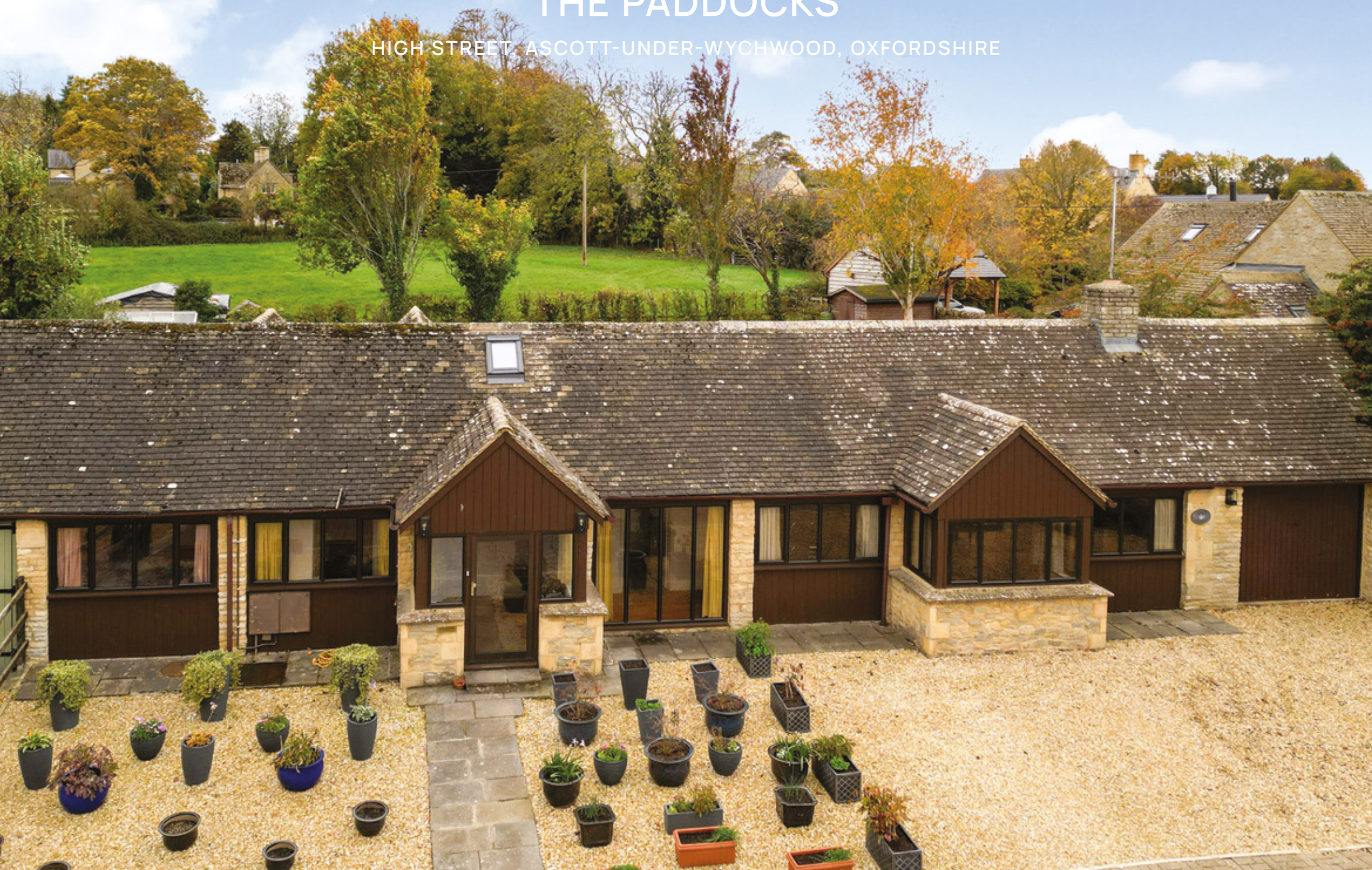


THE PADDOCKS

HIGH STREET, ASCOTT-UNDER-WYCHWOOD, OXFORDSHIRE



An attractive four-bedroom single storey barn conversion with a generous garden tucked away in this sought after Cotswold village

Ground Floor: Entrance Hall • Sitting Room
Kitchen • Conservatory • Family Bathroom
Double Bedroom with Adjoining Shower Room
Two Further Bedrooms • Additional bedroom/study

Outside: Garage • Parking Area • Rear Garden

Butler 
Sherborn

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

T 0207 839 0888

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DESCRIPTION

The Paddocks is a delightful Cotswold Stone property converted in the 1990's. The property provides light and spacious accommodation extending to 1465 sq ft and features an impressive sitting room with original features, a spacious conservatory overlooking the garden and a generous south facing garden.

SERVICES

Mains water, drainage and electricity. Mains gas central heating. Broadband. (Gigaclear super-fast broadband is 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 quasi-easements 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

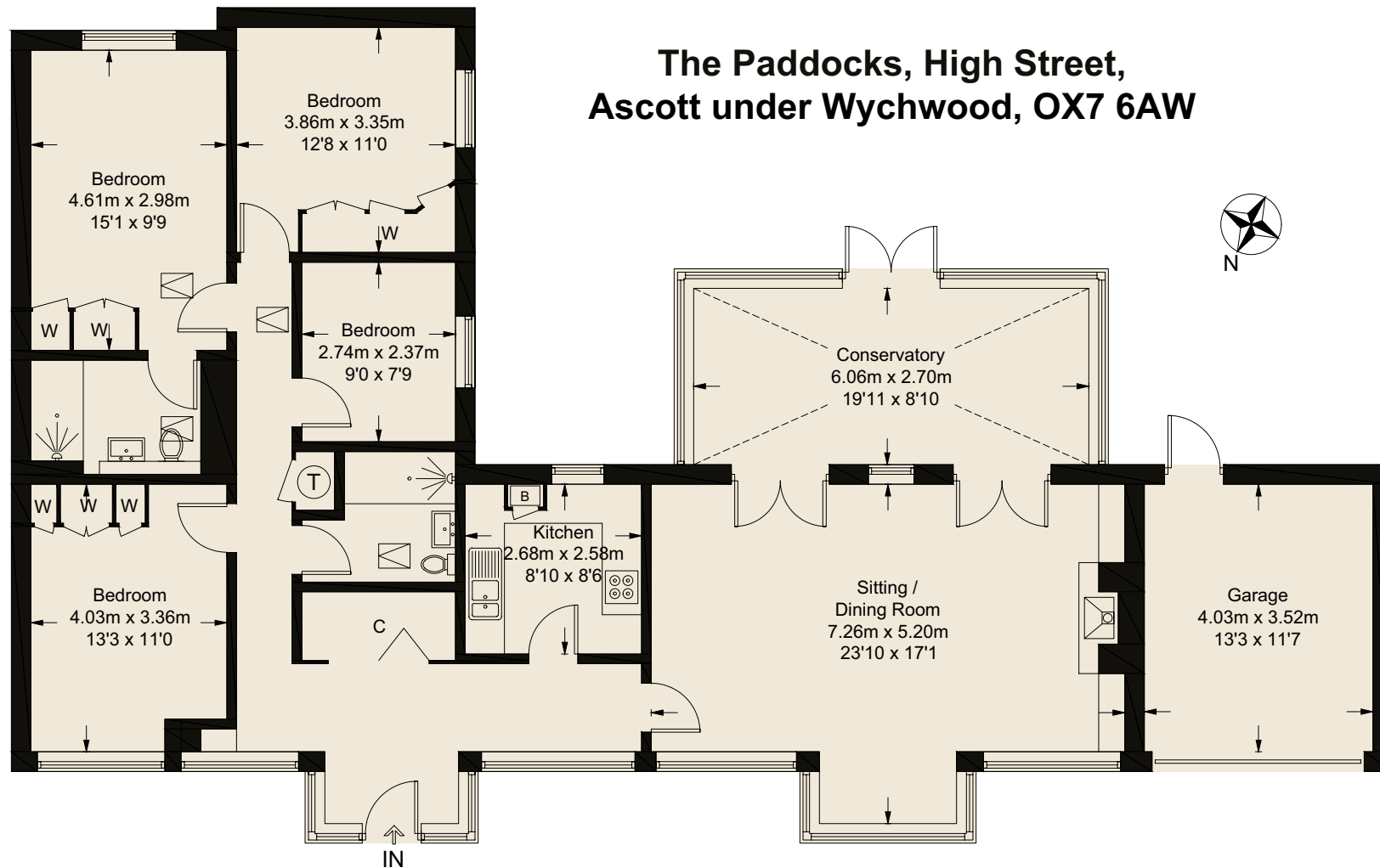
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VIEWINGS

Please telephone Butler Sherborn:

Burford Office - T: 01993 822325 or
The London Office - T: 0207 839 0888
E: burford@butlersherborn.co.uk

**The Paddocks, High Street,
Ascott under Wychwood, OX7 6AW**



Approximate Gross Internal Area = 136.1 sq m / 1465 sq ft

Garage = 14.5 sq m / 156 sq ft

Total = 150.6 sq m / 1621 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1250187)

DIRECTIONS (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 about 2.5 miles turn right, signposted Charlbury. After 2.7 miles turn left to Ascott-under-Wychwood. Take the first right onto High Street and the entrance to The Paddocks can be found on the right-hand side, opposite the village shop.

what3words: ///foresight.venues.sides



Pubs

The Swan – 0.2 miles
The Lamb, Shipton under Wychwood – 3.3 miles



Schools

Burford School – 6.5 miles
Windrush Valley School, Ascott-under-Wychwood – 0.1 miles



Train station

Ascott-under-Wychwood (limited service) – 0.1 miles
Charlbury – 4 miles
Oxford – 21 miles



Members Clubs

Daylesford Farmhouse 7.3 miles
Estelle Manor – 10.8 miles
Soho Farmhouse – 12.5 miles

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Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: October 2025. Particulars written: October 2025. Brochure by wordperfectprint.com

