



The Grange, Ascott-under-Wychwood, Oxfordshire



An impressive village house in a highly sought-after Cotswold village.

Summary of accommodation

Main House

Ground Floor: Reception hall | Drawing room | Sitting room
Kitchen/breakfast room | Office | Snug | Study area | Pantry
Utility room | Plant room | WC

First Floor: Principal Bedroom with en suite and dressing room | Three bedrooms (one suite) | Family bathroom

Second Floor: Three bedrooms | Bathroom

Third Floor: Substantial loft space

Annexe

Hall | Sitting room | Kitchen
Two bedrooms | Bathroom

Garden and Grounds

'In and out' driveway | Extensive lawns
Fully stocked flowerbeds | Mature trees and hedging
Walled vegetable patch | Garage

In all approximately 1.32 acres

For sale Freehold



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Situation

Ascott-under-Wychwood is an attractive, sought-after village on the edge of the Cotswolds in an Area of Outstanding Natural Beauty in the Evenlode Valley.

Within the village, there is the pretty 12th-century Church, a railway station with services to Oxford and London Paddington, a village shop and a thriving pub: The Swan. In the nearby village of Chadlington (five miles), there are three excellent local shops: Chadlington Quality Foods, Slatters, a family butcher and an appealing coffee shop, Cafe de la Post.

The famed Daylesford Organic Farm Shop and Spa is about 7.5 miles from the house. Soho Farmhouse (Great Tew) is seven miles to the north-east, and Estelle Manor is within easy reach.

The village is set between the towns of Charlbury and Chipping Norton. Nearby are the historic towns of Burford and Stow-on-the-Wold, with Oxford and Cheltenham providing the area's main retail, cultural and educational facilities.

Communications are excellent, with the A40 providing fast access to Oxford and the M40 and 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, two miles) and Burford. The surrounding countryside provides lovely country walks and bridleways for riding.

Preparatory schools include Summer Fields and the Dragon in Oxford and Windrush Valley School in the village; St Hugh's, Cothill and Kitebrook are also close by. Secondary schools include Burford School, Magdalen College, St Edward's, Tudor Hall, Radley, Stowe, Bloxham, Cokethorpe and Cheltenham College.



Distances

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). (Distances and times approximate)

The Grange

Dating back to 1640, The Grange sits within the village of Ascott-under-Wychwood, set back from the road and well screened by a wall with several evergreen trees. With impressive facades on both sides, the property offers well-proportioned living accommodation benefiting from several large sash windows, enjoying views over the garden, and filling the house with natural light.

There are four main reception rooms: a spacious drawing room with a large open fire and access into the office, with both rooms benefiting from garden views. A spacious sitting room with an open fire and doors opening on to the garden makes for an excellent outdoor entertaining space. The kitchen/ breakfast room is impressive, with stone floors, a large central island with a breakfast bar, seating for 8-10 people, and a pantry.

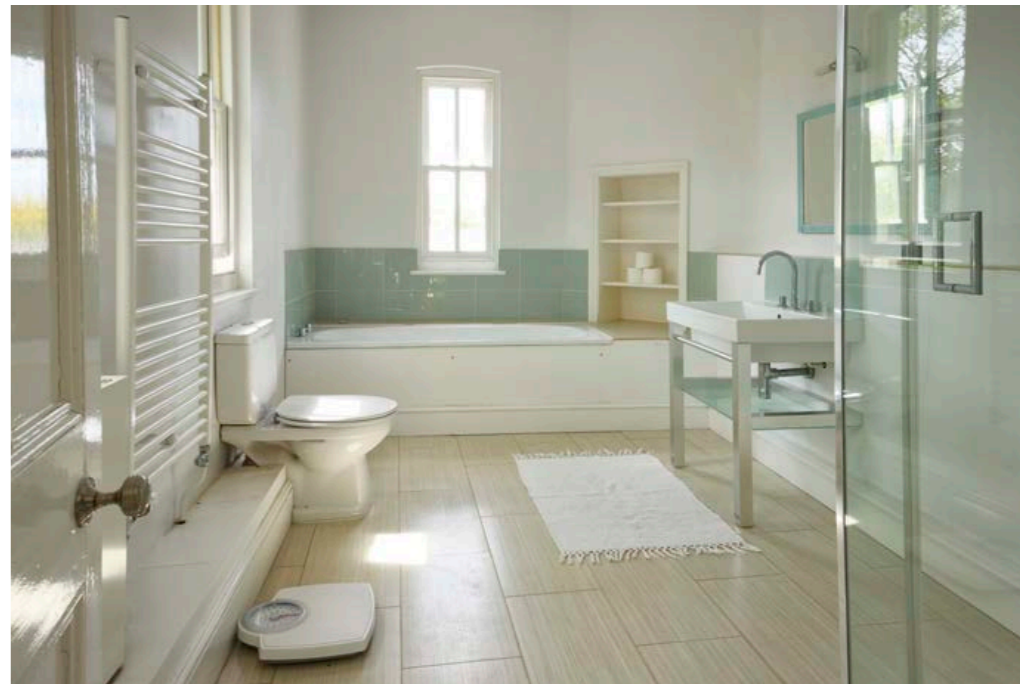
Upstairs, the principal bedroom suite occupies one end, and there are three more spacious bedrooms and a family bathroom. On the second floor are three bedrooms sharing a bathroom, and there is even the potential to enlarge it further with a substantial loft space above.





Annexe

To the eastern end of the property is a charming two bedroom annexe, ideal for relatives and staff or as a rental.





Garden and Grounds

The Grange is approached through a pair of pillared entrances, which serve as an 'in and out' driveway. There is plenty of parking at the front of the property. Within the grounds is a garage/storage building.

At the back of the house is the garden, surrounded by drystone walls and mature trees and shrubs, which provide complete privacy. The garden is easily accessed from the house and consists predominantly of a large lawn with a number of herbaceous borders and a scattering of fruit trees.

In one corner of the garden is a lovely kitchen garden for vegetable production, and the total garden extends to approximately 1.32 acres.

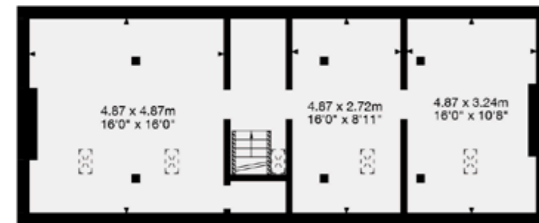
Approximate Gross Internal Floor Area

Main House: 635 sq m / 6,835 sq ft

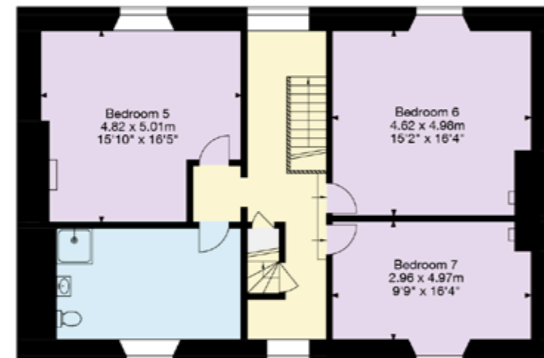
Annexe: 81 sq m / 871 sq ft

Garage: 21 sq m / 226 sq ft

Total Area: 737 sq m / 7,932 sq ft



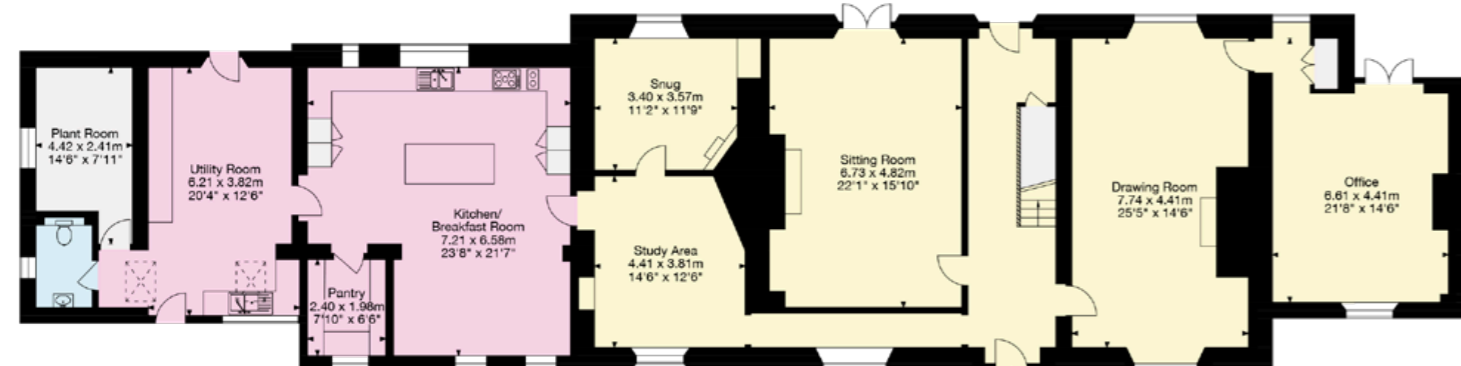
Third Floor



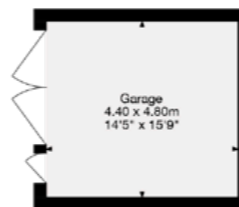
Second Floor



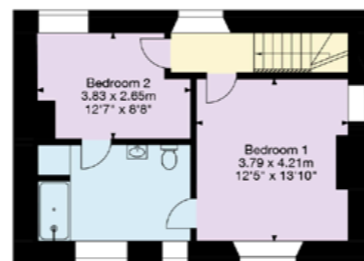
First Floor



Ground Floor



Garage



Annexe First Floor



Annexe Ground Floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. 100021721."

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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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.

Property information

- Tenure: Freehold.
 - Rights of Way and Footpaths: There are no rights of way or footpaths over the property.
 - Listing: The property is not listed.
 - Services: Mains drainage, water and electricity. Gas-fired central heating. Under floor heating on the ground floor.
 - Local Authority: West Oxfordshire District Council. Tel: 01993 702941
 - Council Tax Band: H
 - EPC: E
 - Postcode: OX7 6AF
 - what3words: beats.reduce.hires
- Viewings**
- All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

