



Meadowbank House
Shipton Road | Ascott Under Wychwood | Oxfordshire | OX7 6AG

FINE & COUNTRY

MEADOWBANK HOUSE

Meadowbank House is a very special Grade 2 listed home, nestled within 4 acres of breathtaking grounds in the heart of Ascott Under Wychwood in Oxfordshire.

Dating back to the 17th Century, this superb 6 bedroom family home is perfectly placed just a short stroll from everything the village has to offer. From your door, you can immediately enjoy beautiful circular countryside walks to neighbouring villages, and you can walk to the village shop, Church, local pub and the village school.

Meadowbank House is an exceptional family home, set within nearly 4 acres of its own glorious countryside and with over 3,600 sq ft of accommodation in the main house and some fantastic outbuildings, including 3 self-contained guest suites. When the owners bought the property, it was clear that, whilst it had been loved and enjoyed over the years, it needed someone with the vision to create an exquisite family home and to make the most of the land and outbuildings. Meadowbank House still has all of the charm and character of its past but has now been thoroughly and beautifully upgraded to create an exceptional home, that is both stylish and practical but also full of history and charm.

The current owners have extended and upgraded the property and facilities to create a truly superb home, befitting of the 4 acres it occupies. In the main house, there are 6 bedrooms, three reception rooms and a fantastic farmhouse kitchen/diner overlooking the garden. The guest suites have also enabled them to run a very successful and highly regarded bed and breakfast over the years. However, despite its grand proportions, this home has a real warmth to it and has clearly been designed to be a joy to live in and one to create wonderful memories in with family and friends.

Externally the enclosed garden is the perfect extension to the home, a peaceful and beautiful space to enjoy throughout the year, while keeping watch over your animals, land and the beautiful views beyond.



Ground Floor

As you step through the front door, this property will charm you instantly. The dining hall has stunning beams, which continue throughout the property, and a beautiful inglenook fireplace. From the dining hall you can access the sitting room, family room and kitchen / dining room. The triple aspect family room to the left of the dining hall is a substantial room but it is surprisingly cosy with another large inglenook fireplace with wood burning stove. Light pours in throughout the day, and the views of the garden and beyond are delightful. It is luxurious yet comfortable and the perfect blend of old and new, a theme that continues throughout the whole house. There is a second reception room off the dining hall, again with a beautiful stone fireplace with wood burning stove. This could be an ideal sitting room, snug or office. The kitchen / dining room is truly superb and links to both the family room and dining hall. It is tastefully traditional and befitting of the age of the property but has been designed to function brilliantly for a busy modern family to gather and entertain together with an Aga, central island and space for a large kitchen table. Beyond the kitchen, there is also a practical and large utility / pantry and a cloakroom accessed from the rear lobby with door to the garden.









Seller Insight

“ We have enjoyed 30 wonderful years at Meadowbank House, which is a former farmhouse, approx. 400 years old, set in the picturesque Cotswold village of Ascott-u-Wychwood. Just 20 minutes from Oxford and 1hour 10 minutes from London by train, it is an ideal location.

Ascott is a delightful community with its church, community-run village shop, school (excellent reputation), renowned pub The Swan, and cricket club. It was always a pleasure to walk our children to and from school just a few minutes away, with the Swan Pub just a two-minute walk away. Literally 50 metres away from our house is Tiddy Hall, where all manner of events/courses happen, including the celebrated Wychwood Folk & Acoustic Club.

We feel so privileged to have been part of such a wonderful community and to have raised our family in such wonderful surroundings. With 4 acres of land, our children had space to play, run around, build forts and many games of cricket, rounders, football were enjoyed by neighbouring friends and families. Of course, we also had our own chickens which gave us delicious fresh eggs, rabbits, guinea pigs and even a pony. We have always felt that to live in the middle of a village with 4 acres of land was a very rare thing.

There are lawns and fruit trees and the Evenlode river frontage was where we would play pooh-sticks, go crayfishing and enjoy the occasional family picnic! Fresh vegetables and fruit from our vegetable patch and tomatoes and peppers from our greenhouse taste so delicious!

Warm summer evenings with friends and family would be spent outside on the patio, enjoying a barbecue, or in the shade under the vine. Many beautiful sunsets have been viewed whilst sitting on the hill of the motte & bailey, with a glass of wine!

Our kitchen, with the Aga, has always been the heart of the house with many a good meal enjoyed! Dark winter evenings would be spent playing a game together, or curled up with a good book, in front of either of our two Clearway wood burners.

Meadowbank House has been run as a successful B&B for several years and our guests have enjoyed independent ensuite accommodation with access to the gardens and river frontage.

We have so many wonderful memories and hope the future owners will be as happy here as our family have been and create their own lasting memories.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor

Stairs rise from the dining hall to the first floor, where the quality, character and light continue through the entire first floor, without compromise. There are 5 bedrooms on this floor, all with built in storage. There is a delightful ensuite guestroom, three more double bedrooms and a single, currently used as a dressing room. There is also a family bathroom.







Second Floor

Stairs rise to the second floor where the primary suite is bursting with charm and character, with sunning vaulted beams, exposed stone walls and endless views beyond the garden. The bedroom area is a light and tranquil space and the bathroom is both traditional and modern, with a slipper bath and separate shower.





Cottages

Meadowbank House has the added benefit of three charming self-contained ensuite rooms within the grounds. These have been used as part of a very successful and highly regarded Bed & Breakfast business over the years. As well as the income potential they could offer, these could also be fantastic for live-in relatives, who can be on site but with their own independence and privacy, or for visiting guests.





Outside

Meadowbank House sits in just under 4 acres and the garden is an absolute delight, perfectly befitting of this substantial and elegant property and with endless views of your land and the countryside beyond. In the main garden, there is a variety of beautiful mature trees and flower beds, a wonderful pergola and some amazing spots to enjoy evening sunsets and views of the paddock and fields beyond. It is an established and mature garden, carefully designed to bring joy and colour throughout the year, along with an impressive and established vegetable patch. The main garden is the perfect size for the property, a generous but manageable space for keen gardeners but also a safe and fun space for children and pets to run around. At the bottom of the garden, a five-bar gate leads to the rest of the land, divided in to separate fields and paddocks and stretching down to the River Evenlode. This land has had many incarnations over the years and housed sheep and horses for the family, with guest appearances from some of their neighbours' ponies too.

There is a large driveway to the side of the property offering ample parking and gated access to the garden. There are also double gates on the other side of the property, offering vehicular access to the garden, should you wish to park in one of the outbuildings or need access to the land at the bottom of the garden.

The outbuildings and old stables have been converted in to the three guest suites. There is also an 18' x 12'1 garage and adjoining gym of similar size (offering potential to make the garage larger, should you wish).







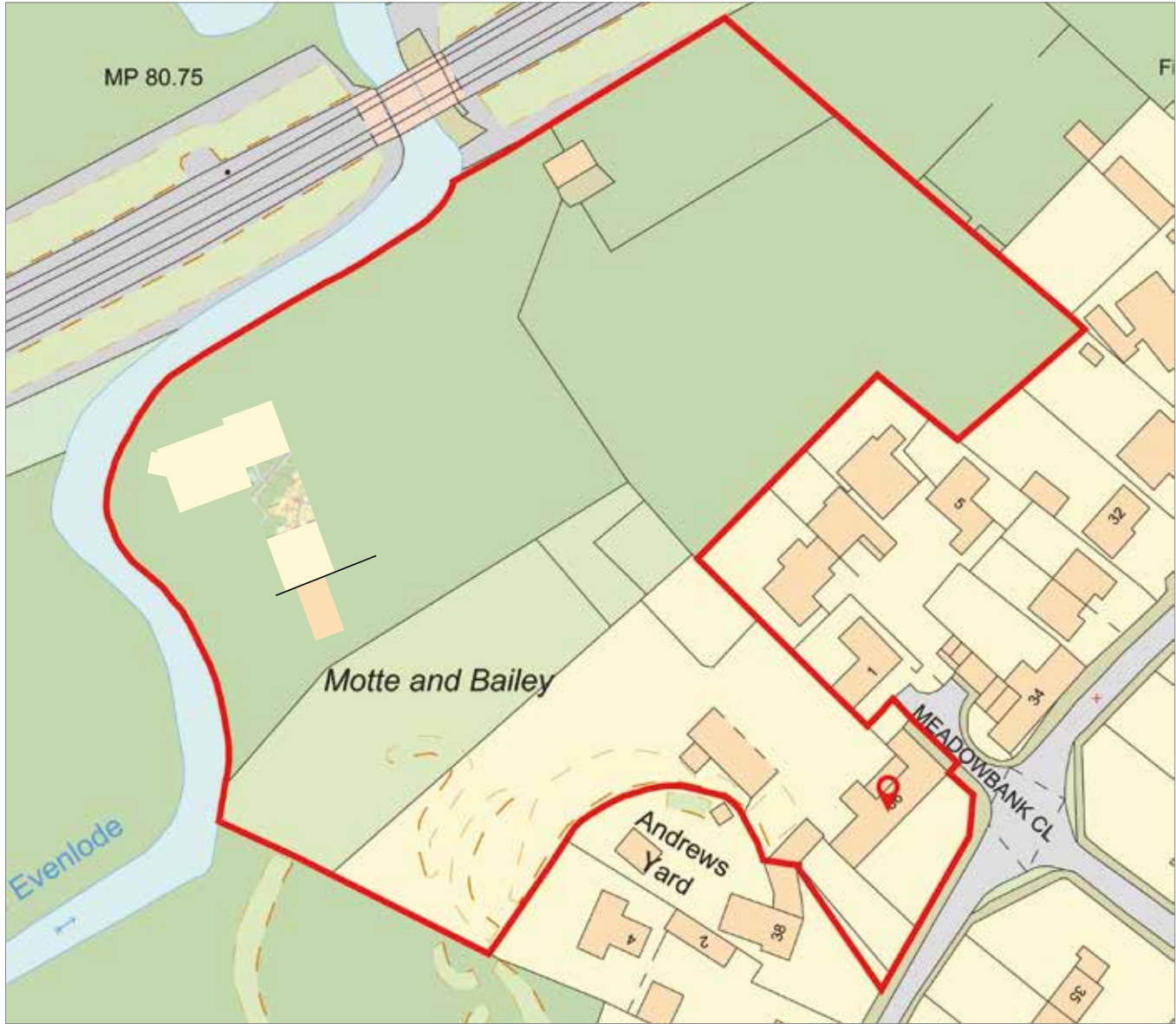
LOCATION

Ascott Under Wychwood is a very special and beautiful village, peppered with unique and characterful homes, and with everything you need on your doorstep. It has a delightful prep school, fantastic local pub, (The Swan Inn), beautiful church, community shop and village hall which plays host to a variety of events throughout the year, as well as the village pre-school.

The Wychwoods are a network of wonderful villages and communities, all with beautiful surroundings, great amenities and sports clubs, and charming pubs and restaurants. There are also some great school options here. In the village, you have the lovely Windrush Valley School (which is ranked in the top 30 best Independent Prep schools in England by the Sunday Times). The neighbouring village of Shipton Under Wychwood has a highly regarded Primary School and you have fantastic secondary options too with Burford School, Cotswold School, and Chipping Norton School close by, as well as Kingham Hill and Bloxham offering a school bus service stopping nearby.

Ascott Under Wychwood is perfectly placed in the heart of the Cotswolds between Burford (5 miles) and Chipping Norton (6 miles) and the list of places to visit and enjoy within minutes of your doorstep is endless. London is also within easy reach as Kingham Train Station is less than 4 miles away, with its direct link to London Paddington.







GROSS INTERNAL AREA : 3692 sq ft, 343 m2
 ADDITIONAL AREAS TOTAL : 666 sq ft, 65 m2

OVERALL TOTALS: 4358 sq ft, 408 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



EPC Exempt
 Council Tax Band: G
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



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