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HARDEN

Shipton Court, High Street, Shipton-Under-Wychwood

Offers in Excess of £500,000



Located in the heart of Shipton-under-Wychwood, Shipton Court is a magnificent Grade II* listed Jacobean country house set behind traditional stone walls and accessed via an elegant stone-pillared driveway. Dating back to the early 17th century, the historic estate has since been thoughtfully converted into an exclusive collection of apartments and houses.

Accessed through the grand communal entrance hall of the original country house, this beautifully presented two-bedroom apartment opens into a welcoming hallway. At its centre is a spacious dual-aspect open-plan sitting and dining room, rich in character with exposed brickwork and a charming log burner creating a warm and inviting atmosphere. Beyond the dining area is a recently fitted shaker-style galley kitchen, finished with wooden worktops and stylish copper detailing.

Positioned at the northern end of the apartment is a bright double bedroom featuring a large original open fireplace, a contemporary en-suite shower room, and views across the private gardens. At the opposite end of the hallway lies a second generous double bedroom, enhanced by a striking House of Hackney feature wall and an en-suite shower room complete with exposed brickwork and a luxurious rainfall shower. This en-suite also benefits from additional access from the living area.

Offering a rare opportunity to own a home within one of the country's original Jacobean residences, the apartment combines period character with tasteful modern finishes. Its neutral décor also provides an ideal blank canvas for a new owner to personalise.

Shipton Court is surrounded by extensive Grade II listed formal gardens designed by Paul Thomas, exclusively for residents' enjoyment, in addition to a separate private garden for Shipton Court residents located a short stroll away. The property also includes allocated parking for two vehicles.







Steeped in local history, Shipton Court was built by the Lacey family around 1603 and remained in their ownership until 1663, when it was purchased by Sir Compton Reade, whose family owned much of the surrounding village. The property remained within the Reade family for generations and has a fascinating history, including being left to a loyal footman in 1868 on the condition he adopted the Reade surname. Following extensive renovations in the early 20th century, the house changed hands several times and was requisitioned by the army during the Second World War. In 1977, the building was carefully converted into the apartments and houses seen today.

Shipton-under-Wychwood offers a thriving village community with a range of excellent local amenities, including Wychwood Wild Garden, The Lamb Inn, and Rise & Flour Bakery. Soho Farmhouse is conveniently located approximately 20 minutes away by car, along with Estelle Manor, located 25 minutes away by car.

There is also the opportunity to purchase both properties together and combine the apartments into a single residence.

EPC: D

Council Tax Band: E

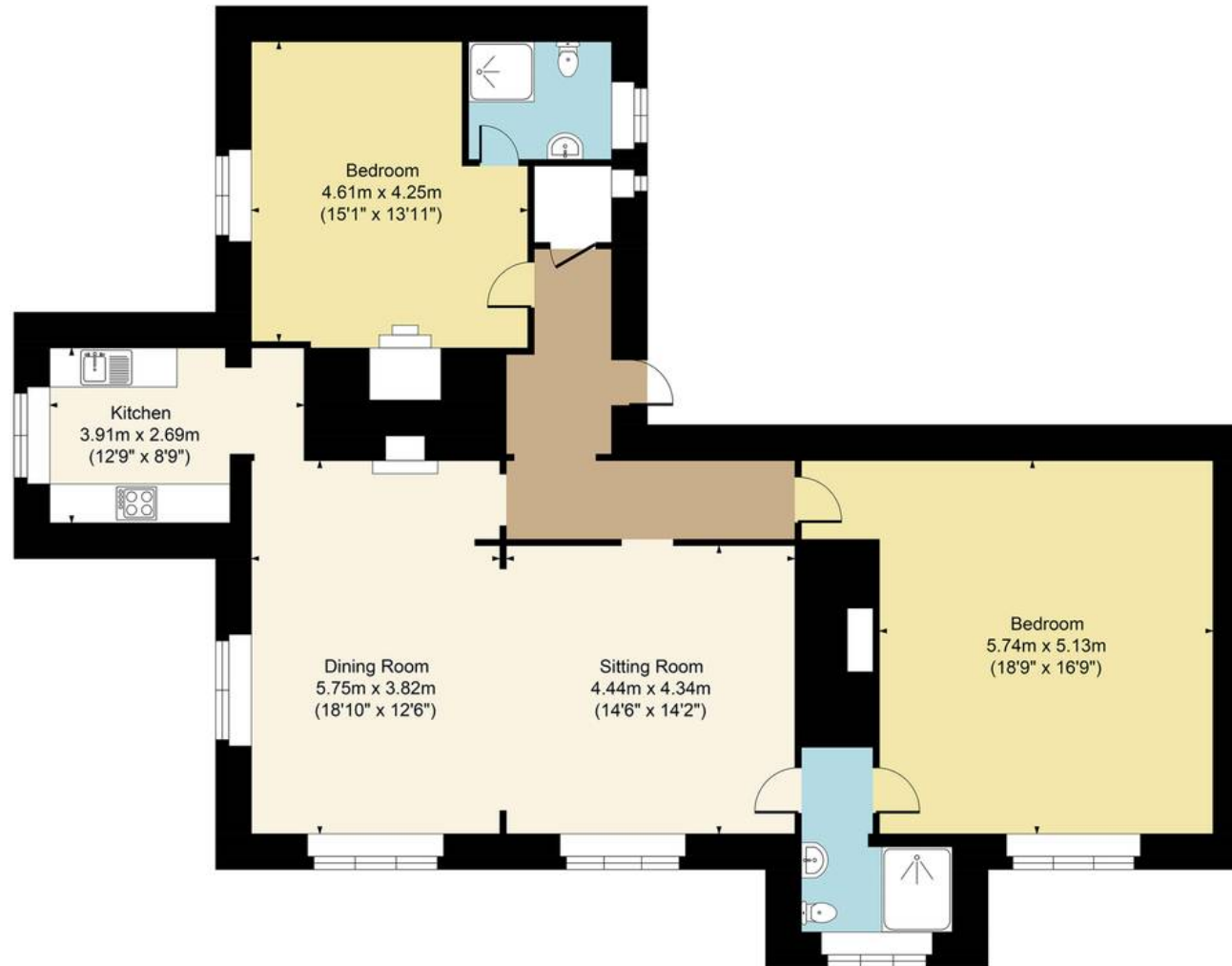
Tenure: We understand the property is leasehold, with a 999-year lease commencing in 1977. Prospective purchasers are advised to confirm this information with their solicitor prior to exchange of contracts.

Service Charge: approximately £300 per month.

Shipton under Wychwood Amenities include a village green, a church, a village hall, a primary school, a small train station, two shops, Post Office, three pubs, petrol station, a Bowling Green and the nearest secondary school is the Burford School and Community College.

What3Words: sums.squad.steady

Main House Approx. Gross Internal Area:- 132.43 sq.m. 1425 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

www.dmlphotography.co.uk

High Street, Bourton-on-the-Water
Gloucestershire, GL54 2AN

harrisonhardie.co.uk 01451 822977