



# LITTLE WYCHWOOD

HIGH STREET, RAMSDEN, OXFORDSHIRE

A delightful, detached house with a large southwest facing garden and double garage, situated in a sought-after Cotswold village in approximately 0.55 of an acre

**Ground Floor:** Entrance Hall/Dining Room  
Drawing Room • Kitchen/Breakfast Room  
Pantry • Study • Cloakroom  
Principal bedroom with adjoining bathroom  
Dressing room

**First Floor:** Three Bedrooms • Family Bathroom

**Outside:** Double Garage • Driveway Parking  
Patio Terrace • Garden

**Butler**   
**Sherborn**

**Burford Office**

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

T 01993 822325

E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

[www.butlersherborn.co.uk](http://www.butlersherborn.co.uk)

**The London Office**

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

T 0207 839 0888

E [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)

[www.tlo.co.uk](http://www.tlo.co.uk)





## DESCRIPTION

Little Wychwood is a detached village property, discreetly positioned in a secluded setting within one of the most sought-after Cotswold enclaves. Surrounded by beautifully established grounds extending to over half an acre, the property offers a rare sense of privacy and tranquillity.

Lovingly cared for and cherished by the same family for many years, the house presents a remarkable opportunity to create an exceptional country home. Generously proportioned and filled with natural light, the interiors provide an opportunity for sympathetic modernisation. There is also compelling potential to extend into the loft space (subject to the necessary consents) enabling the creation of a principal suite with adjoining bathroom.

Little Wychwood will appeal equally to families seeking generous outside space, buyers looking to downsize, commuting via Charlbury, wanting to be part of a village community withing walking distance to the popular village pub.



## SERVICES

Main water, electricity and drainage. Mains gas central heating. Fibre 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](http://westoxon.gov.uk)

## COUNCIL TAX

Band F

## VIEWINGS

Please telephone Butler Sherborn, Burford Office  
T: 01993 822325 or The London Office T: 0207 839 0888.  
E: [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)



## DIRECTIONS (OX7 3AU)

From Burford take the A361 and continue through Fulbrook. Continue up the hill and turn right signposted to Charlbury. Take the second turning on the right towards Leafield and continue through the village of Leafield until reaching the B4022 and turn right. Take the next left and continue into the village of Ramsden. Halfway down the high street turn right up a gravel drive, where you will find Little Wychwood.

what3words: ///choppers,corded.whips



### Pubs

The Royal Oak, Ramsden - 0.2 miles  
The Plough, Finstock - 1.4 miles



### Schools

Finstock Primary School, Finstock - 2 miles  
Windrush Valley School, Ascott-under-Wychwood - 6 miles  
Dragon School, Oxford - 13 miles



### Train station

Charlbury - 4 miles  
Oxford - 15 miles



### Members Clubs

Estelle Manor - 4 miles  
Soho Farmhouse - 12 miles  
Daylesford Farmhouse - 13 miles

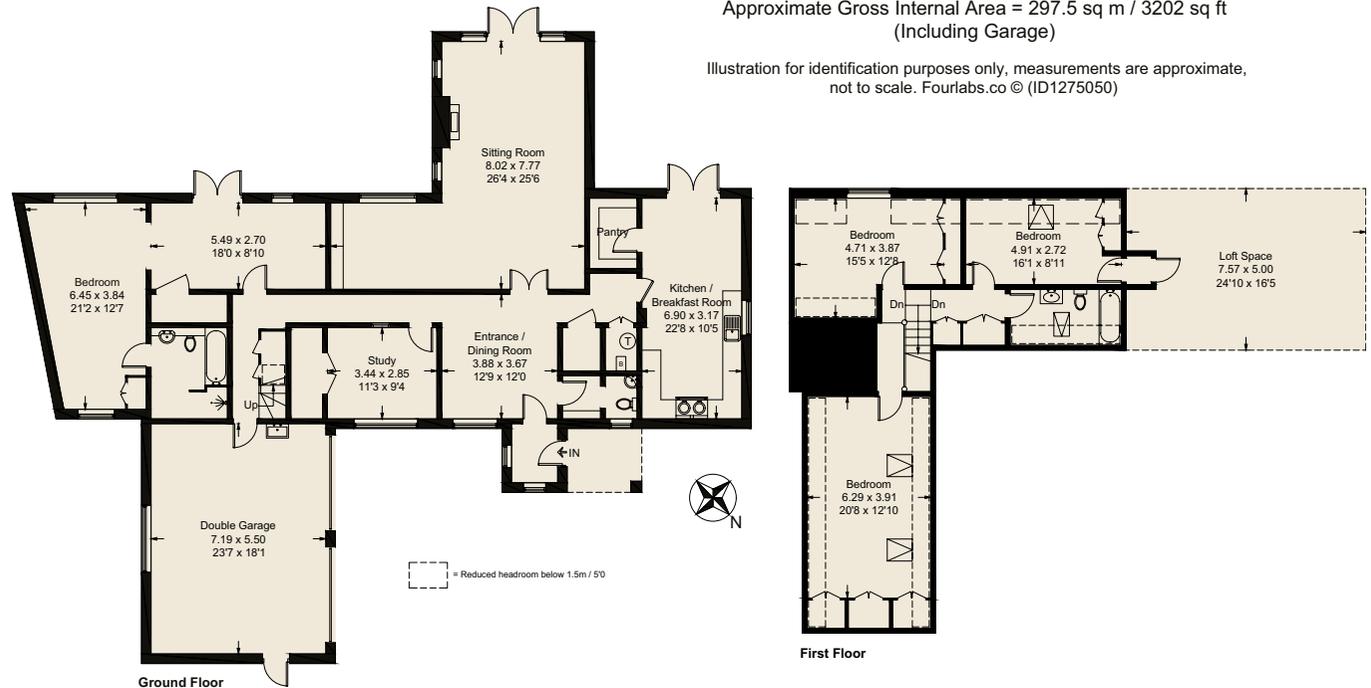
**Butler**   
**Sherborn**

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## Little Wychwood

Approximate Gross Internal Area = 297.5 sq m / 3202 sq ft  
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275050)



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