established 200 years

Tayler & Fletcher

Heritage Cottage, 2-4 Heritage Lane

Ascott-Under-Wychwood, Chipping Norton, OX7 6AD

Guide Price £1,000,000

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Heritage Cottage, 2-4 Heritage Lane

Ascott-Under-Wychwood, Chipping Norton, OX7 6AD

A charming detached Cotswold stone house in the heart of the village.

Accommodation briefly comprises a porch, dining room, sitting room, kitchen/breakfast room, utility room, ground floor shower room, four bedrooms, upstairs shower room.

South/West facing garden, double garage, driveway parking.

Location

Ascott-under-Wychwood is a highly desirable Cotswold village set within an Area of Outstanding Natural Beauty, surrounded by stunning countryside ideal for walking, cycling and dog ownership. The village is equidistant from the market town of Chipping Norton and the medieval town of Burford, and is within easy reach of Charlbury, which offers regular direct mainline rail services to London Paddington in approximately 1 hour 15 minutes. In addition, the village benefits from its own railway station, providing regular services to Oxford, and on to London Paddington. The A40 is around 10 minutes away, offering convenient access to Oxford and Banbury (approximately 30 minutes) and Cheltenham (around 45 minutes). The village enjoys a vibrant community atmosphere with a well-used village hall hosting social events, clubs, and a weekly postal service, a community-run village shop selling fresh bread daily and a good range of essentials, and the popular Swan public house, a well-regarded dining pub. Windrush Valley School is within easy walking distance, and residents are further spoilt for choice with excellent amenities in the neighbouring villages, including shops, a post office, petrol station, doctors' and dental surgeries, a library and a selection of public houses. Primary schools are also nearby in Leafield and Shipton-under-Wychwood, while the highly rated Kingham Hill School and Burford School are also close by, offering excellent options for secondary education.

The Property

Heritage cottage is an immaculate four bedroom detached stone property, located in the heart of this popular Cotswold village. This home has been beautifully and sympathetically renovated by the current owners, while carefully preserving its original period features, including exposed timber beams, stone walls, and an inglenook fireplace. The cottage is further complemented by a private South/West-facing garden.

Ground Floor

The property is entered via a porch leading into a dual-aspect dining hall featuring a decorative fireplace. From here, the dining hall leads into the sitting room, which centres around an impressive inglenook fireplace housing a wood-burning stove and feature bread oven. The room is further enhanced by exposed stone walls, timber beams, oak flooring, a useful storage cupboard. Situated on the opposite side of the property, the kitchen/breakfast room is fitted with granite and beech work surfaces, hand-painted base and wall

units, a Miele gas hob, double Belfast sink, and gas-fired Rayburn cooker. A door leads to the utility/boot room, which provides plumbing for a washing machine, space for a tumble dryer, and a personnel door giving direct access to the garden. The ground floor also benefits from a shower room, fitted with a rainfall shower and heated towel rail.

First Floor

Stairs rise from the dining hall to a spacious landing, well suited to use as a snug or home office. This floor offers two double bedrooms overlooking the garden, one of which benefits from fitted wardrobes, together with a contemporary shower room with Karndean flooring, and a rainfall shower.

Second Floor

This floor provides two additional double bedrooms, one of which benefits from fitted wardrobes.

Outside

The property is approached via a private gated driveway providing parking for several vehicles, which leads to the double garage, equipped with power, lighting and overhead storage. The landscaped gardens lie to the front of the property and enjoy a south-westerly aspect. The gardens are predominantly laid to a well-manicured lawn, complemented by a paved seating area, mature flower beds and established trees and hedging. A charming well adds character, and a pedestrian gate provides access to Heritage Lane.

Services

Mains gas, electricity, water, and drainage

Agents Note

1.) Heritage Lane is a private lane. Home-owners have responsibility to maintain the part of the lane immediately in front of the house to the mid-way point.

2.) External photographs taken May 2024.

Fixtures and Fittings

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Viewing

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Tenure

The property is Freehold.

What3Words

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Council Tax

Band E 2025/2026 £2,937.34

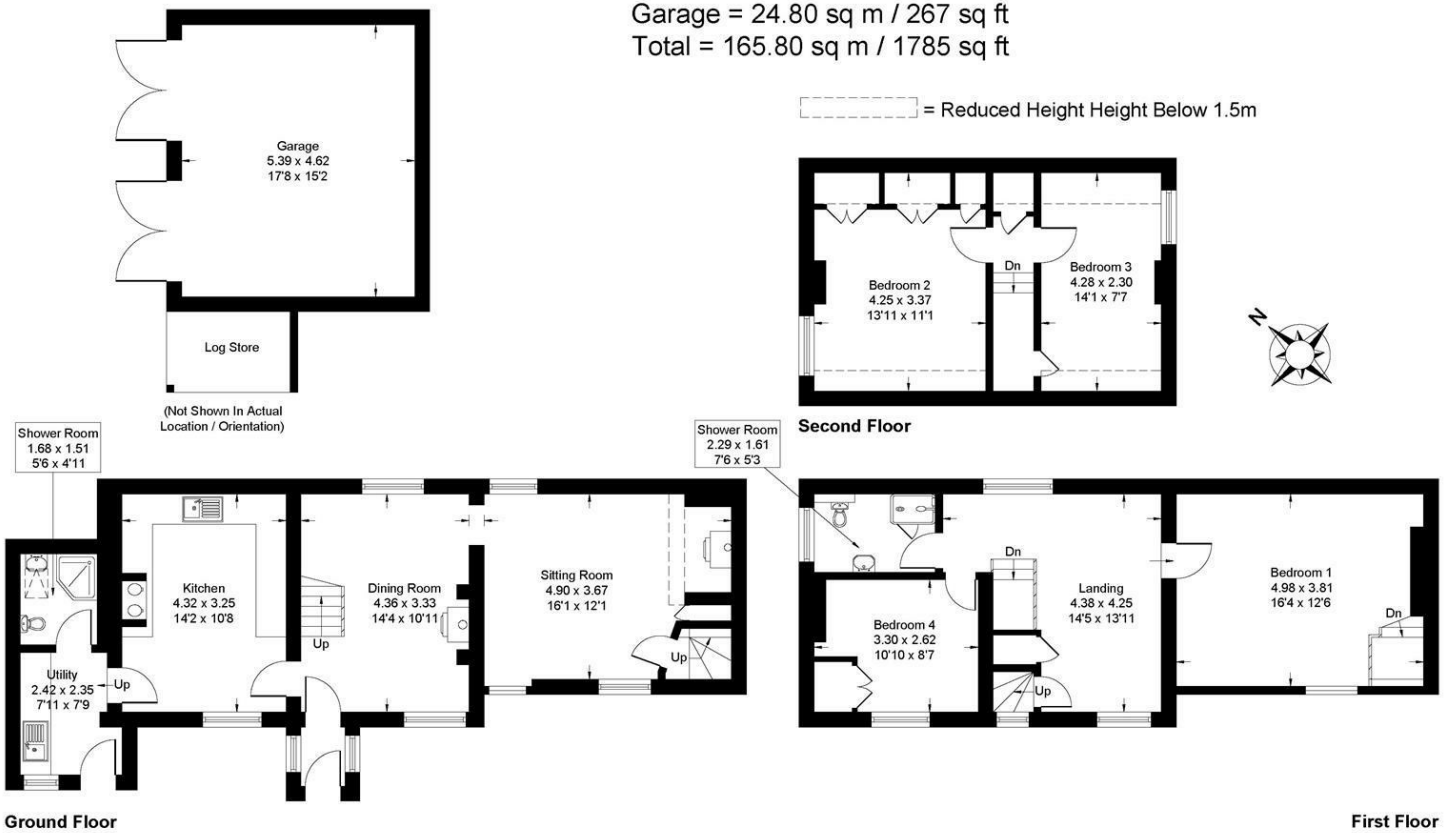
Local Authority

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB

Floor Plan

Approximate Gross Internal Area = 141 sq m / 1518 sq ft
Garage = 24.80 sq m / 267 sq ft
Total = 165.80 sq m / 1785 sq ft

= Reduced Height Height Below 1.5m

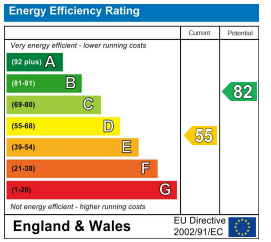


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map

Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
if you wish to arrange a viewing appointment for this property or require further information.



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Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS
Tel: 01608 644344 Email: cnorton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk