



## THE GRANGE

Ascott Under Wychwood, Oxfordshire



## AN IMPRESSIVE VILLAGE HOUSE WITH LARGE GARDENS AND A GUEST ANNEXE/ COTTAGE, WITHIN 7.5 MILES OF SOHO FARMHOUSE.

### **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 bathroom and dressing room | Three bedrooms (one suite) | Family bathroom

Second Floor: Three bedrooms | Bathroom

Third Floor: Substantial loft space

### **Annexe**

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

## 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. 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 also within easy reach. The nearby towns of Charlbury and Chipping Norton offer more comprehensive facilities, as does Burford, with Oxford and Cheltenham within a 30-minute drive.

Communications are excellent, with the A40 providing fast access to Oxford and the M40. Nearby Charlbury Station has trains to London Paddington (from 67 minutes), and Oxford Parkway has services to Marylebone (57 minutes). There is also a service from Ascott-under-Wychwood station.

The property is within walking distance of an excellent pre-school and prep school; Summer Fields, the Dragon, St Hugh's, Cothill and Kitebrook are also close by. Nearby secondary schools include Burford School, Magdalen College, St Edward's, Tudor Hall, Radley, Stowe, Bloxham, Cokethorpe and Cheltenham College, amongst others.

Sporting facilities within easy reach include a league tennis club at Shipton-under-Wychwood and golf at The Wychwood and Burford. The surrounding countryside provides lovely country walks and bridleways for riding.

### Distances

Charlbury 4 miles, Burford 6 miles, Chipping Norton 6 miles, Witney 8 miles, Oxford 21 miles, Charlbury mainline station 4 miles (services to London Paddington from 67 minutes), Ascott-under-Wychwood station 1 mile. (Distances and times approximate).



## THE GRANGE

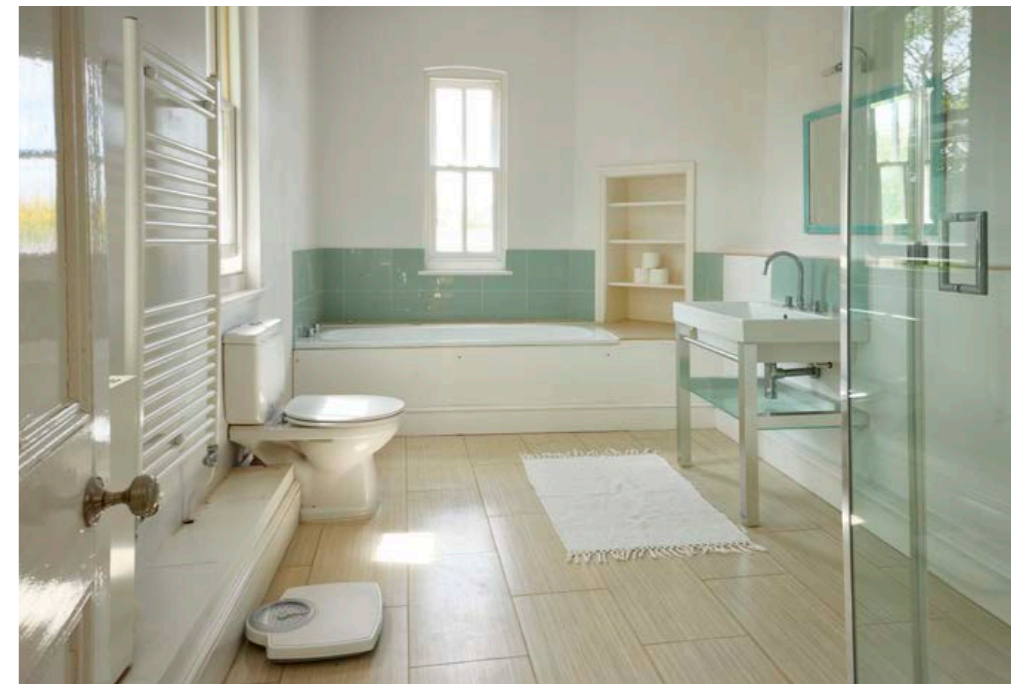
The Grange, whilst dating back to 1640, is not listed and offers large, light, elegant reception rooms, a wonderful, large family kitchen, and 6-7 bedrooms over the first and second floors.

To the eastern end of the property is a charming and generous two bedroom annexe, with its own entrance and parking, ideal for relatives and staff or as a standalone rental.

The house sits centrally within the village, well screened by a wall approached via a carriage driveway with mature gardens including fruit trees, deep well-stocked borders and a kitchen garden.

In all, the garden extends to approximately 1.32 acres.







## PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains drainage, water and electricity. Gas-fired central heating. Underfloor heating on the ground floor.

Local Authority: West Oxfordshire District Council.

Council Tax Band: H

EPC: E

What3words: beats.reduce.hires

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank.







Gross Internal Area (Approx.)  
 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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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