



Viewings from 16th April A fantastic opportunity to purchase this stunning Grade II Listed property finished to exceptionally high standard throughout, with a wealth of character features, a beautifully landscaped garden, and a separate detached one-bedroom cottage with its own private garden in the heart of the desirable Oxfordshire village of Duns Tew.

The Ridge House occupies a fabulous plot, and is beautifully positioned, overlooking the church in this popular village.

Having undergone a complete renovation by the current sellers, it now offers spacious reception rooms and flexible accommodation arranged over three floors.

It is clear to see that tremendous care has been taken with the renovation to enhance the character features, whilst retaining their integrity.

Expect beautiful lime plaster, restored original timbers, rebuilt beautiful boundary stone walls, recent re-thatching, and other high-end features, such as handcrafted ledge-and-brace three-plank oak doors.

The kitchen is fitted with stylish floor and eye-level Symphony units, an attractive hand-carved stable door, which overlooks the pretty church opposite, an electric AGA cooker, and integrated appliances, complemented by terracotta Fired Earth tiled flooring and a combination of solid oak and quartz worksurfaces.

This stunning property has three beautiful reception rooms to choose from.

There is plenty of space for formal dining in the central reception room with original flagstone flooring (dating to 1645), a fireplace and exposed beams providing the perfect backdrop. Cosy evenings will be a treat in front of the fire in the vaulted ceiling sitting room, and entertaining with family and friends in the recently refurbished family room, which boasts bi-folding doors overlooking the garden and a vaulted ceiling, will be easy.

A study accessed via the family room with a shower room to the rear also lends itself as a fourth bedroom.

The cellar, which is accessed from the dining room, offers further flexibility as cool storage, and a useful utility room with bespoke built-in storage, a door to the garden, and a separate shower room,

completes the ground floor accommodation.

A spiral staircase from the family rooms provides access to a mezzanine, which would make for a great second study/den or an additional bedroom.

The first floor has a principal bedroom, with fabulous original elm floorboards, exposed beams, and a window to both the front and rear overlooking both the pretty rear garden and the church to the front.

The spacious landing leads to a second double bedroom with a vaulted ceiling, and a bathroom, which also have attractive and original features.

Stairs, with some restricted head height, lead to the second floor, which has a third double bedroom and a luxurious bathroom.

The detached annexe, Garden Cottage, is also built in Cotswold stone. Sympathetically refurbished, it comprises an entrance hallway, a large kitchen/living/dining room, a double bedroom, and a bathroom. Planning permission has been granted to reconfigure the cottage to convert the large loft space to provide two bedrooms, with the downstairs bedroom converted to a garden room.

Garden Cottage also has a lovely large rear garden, which is mainly laid to lawn with a patio for al-fresco dining.

This delightful cottage in the grounds of the main house feels both private and secure, lending itself as annexe accommodation, or a potential income generator.

The garden at The Ridge House is secluded and offers carefully landscaped areas laid to lawn, a paved terrace, mature trees, and colourful shrubs, making for the perfect space to unwind and enjoy long summer evenings.

The outdoor entertaining area is also worthy of note; the timber-framed gazebo has both power and heating, ideal for year-round

enjoyment.

The double garage provides generous storage and workshop space for those who enjoy working on projects from home.

A gravel driveway provides extensive and separate parking for both Garden Cottage and The Ridge House.

Whether you are looking for a characterful home or a charming retreat, this property is sure to impress.

The exclusive Soho Farmhouse is just a few minutes away in Great Tew, and other wonderful Cotswold amenities, such as Daylesford and Estelle Manor, are a pleasant drive through the nearby rolling hills in under 30 minutes.

Duns Tew is an attractive village with a Parish Church and Village Hall, along with the White Horse, a 17th-century coaching inn that has been transformed into a friendly local gastro pub.

The village is situated between Banbury and Oxford, approximately 3 miles from the busy market town of Deddington, which offers an excellent range of amenities.

In addition to Deddington, there are primary schools in Steeple Aston and Great Tew. Banbury and Woodstock provide more extensive shopping amenities, with nearby Oxford offering further cultural and leisure facilities, just 16 miles away.

Bicester lies approximately 10 miles away and has two stations offering a great commuter service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour. There is also Oxford Parkway 12 miles away.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1), and A34.





Accommodation Comprises:

Ground Floor - Kitchen, Sitting Room, Family Room, Dining Room/Reception Room, Play Room/Study, Study/Fourth Bedroom, and Mezzanine (accessed via a spiral staircase in the Family Room) With access to a Shower Room, Utility Room, and a Second Cloakroom/Shower Room.

Cellar accessed via the Dining Room.

First Floor - Principal Bedroom with Bespoke Handmade Fitted Wardrobes, Second Bedroom, Spacious Landing, and Family Bathroom.

Second Floor - Third Bedroom (accessed via a staircase with restricted head height) and Bathroom.

A One Bedroom Detached Cottage With Private Rear Garden.

Outside - Driveway Parking For Both The Ridge House And Garden Cottage

Gated Access To The Rear Garden.

Paved Terrace, Covered Outdoor Entertaining Area With Light and Heating, Double Garage/Workshop.

Freehold Property

Stone-Built - Detached

Grade II listed Property

The Property Is Situated In A Conservation Area.

Services:

Mains Water - Thames Water

Mains Drainage - Thames Water

Mains Electric

Oil-Fired Central Heating

Full Fibre Broadband - BT Please Check Speed With Ofcom

Mobile Phone Coverage - Please Check With Ofcom

Local Authority - Cherwell District Council

The Council Tax Band For The Ridge House Is - G

The Council Tax band For Garden Cottage Is - B





Approximate Gross Internal Area 3032 sq ft - 282 sq m

(Excluding Garage & Garden Cottage)

- Cellar Area 127 sq ft – 12 sq m
- Ground Floor Area 1660 sq ft – 154 sq m
- First Floor Area 687 sq ft – 64 sq m
- Mezzanine Area 192 sq ft – 18 sq m
- Loft Area 366 sq ft – 34 sq m
- Garage Area 394 sq ft – 37 sq m
- Garden Cottage Area 536 sq ft – 50 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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