established 200 years

Tayler & Fletcher

Crown Barn, The Green

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

Guide Price £1,500,000

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Crown Barn, The Green

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

A rare opportunity to acquire a substantial detached home in the heart of the Cotswolds, set within approximately 0.35 acres.

Accommodation comprises an entrance hall, kitchen/breakfast room, sitting room, dining room, snug/study, five bedrooms (two en suite), family bathroom.

Double garage, gardens, driveway parking, en suite guest room above garage.

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, Crown Farm equestrian facilities, 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

Converted in 1999, Crown Barn enjoys a superb private position in the heart of this Cotswold village. The property offers flexible accommodation across three floors, in addition to annex potential for guests or an additional income stream.

Ground Floor

The front door opens into a spacious entrance hall with a cloakroom. From here there is access to the dining room, sitting room with a fireplace and gas fire, a snug/study, utility room, and the kitchen/breakfast room. The kitchen/breakfast room has a vaulted ceiling with Velux windows, a kitchen

island, and a door providing direct access to the garden.

First and second floors

The upper floors retain the barn's original character while providing practical living space.

Within the main house there are five well-proportioned bedrooms arranged across the first and second floors. Two have en-suite facilities, while a family bathroom serves the remaining bedrooms.

Above the double garage there is a separate guest room with en-suite and its own private entrance, offering annex potential.

Outside

The private driveway leads to the front of the property, where there is a double garage and plentiful parking.

The beautifully landscaped gardens, predominantly laid to lawn and enclosed by stone walls, and feature sculpted borders filled with a wide variety of mature shrubs and plants. Several patio areas provide ideal spaces for entertaining, as well as perfect suntraps from which to enjoy the stunning countryside views.

A delightful timber pergola, framed by low box hedging, creates a charming shaded seating area and a standout feature of the garden.

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.

Local authority

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

Council tax

Band G £4,005.46 per annum for the year 2025 to 2026

Services

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

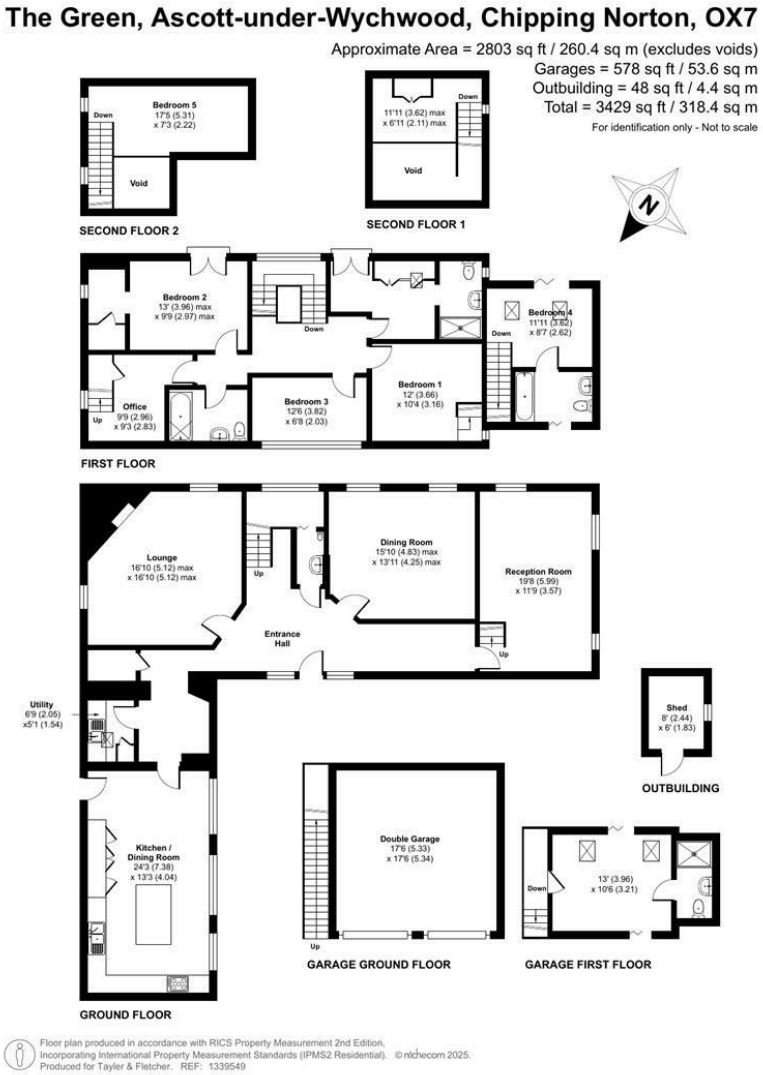
Tenure

The property is Freehold

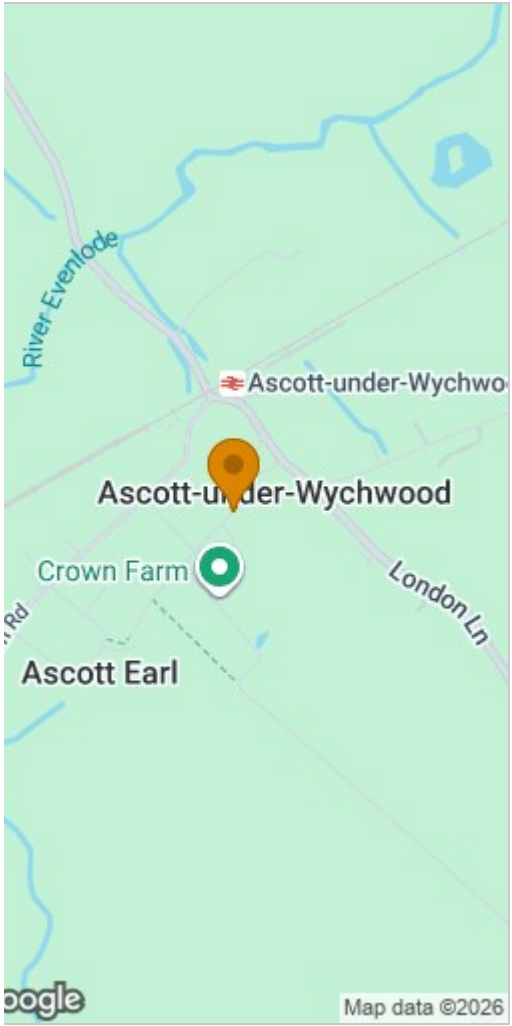
Viewing

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.

Floor Plan

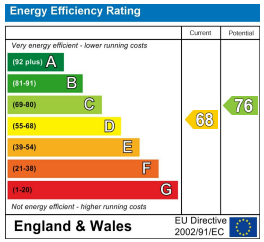


Area Map



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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