



Ascott Rise, Ascott  
Shipston-on-Stour Warwickshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A delightful period house with outstanding views

A renovated and extended village house with spacious well laid out accommodation in mature private gardens with outstanding views over open countryside.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**0.27 OF AN ACRE**



**FREEHOLD**



**VILLAGE**



**1,939 SQUARE FEET**



**GUIDE PRICE  
£1,100,000**

### The property

This detached 19th century Cotswold cottage has been painstakingly renovated and extended with a striking glazed link joining old and new and taking in the Warwickshire country views. The well laid out accommodation is bright and versatile, flowing beautifully over two floors combining traditional charm with contemporary style.

The ground floor has two reception rooms, with the main living and entertaining space being the generous sitting room with its triple aspect. There is wooden flooring, a fireplace fitted with a woodburning stove and two sets of French doors opening onto the garden, welcoming the outside in. Additionally on the ground floor, the dining room is the ideal setting for formal occasions or family meals, with its handsome fireplace with a logburner, and space for a family dining table. There is also a well-equipped kitchen with tiled flooring, farmhouse-style fitted units, wooden worktops, a central island with a breakfast bar and an 'Everhot' range cooker with an overhead extractor hood, while the utility room and pantry at

the rear provide further space for home storage and appliances and a dressing room/study.

Upstairs there are a further four double bedrooms. These are all similarly proportioned, including the well-presented principal bedroom with its en suite shower room. The first floor also has the family bathroom, with its heated towel rail, roll-top bathtub with shower attachment and separate shower unit. The first-floor landing also features an attractive alcove with full-height windows welcoming plenty of natural light and affording beautiful views, making an ideal spot for a sitting or study area.





## Outside

At the front of the property, the garden features established and well-maintained hedgerows, as well as beds filled with colourful wildflowers. Access for vehicles is at the side, where there is off road parking, as well as a detached double garage which is built in cotswold stone. On the roof of the garage there are solar panels. The delightful garden mostly extends to the side of the house, on the opposite side to the garaging block. It includes gravel terraced seating areas and lawns beyond, with raised beds and a wealth of established shrubs and flowering perennials as well as a productive vegetable garden. There is also a greenhouse and a summer house, providing storage and space in which to relax and enjoy the peaceful surroundings.

## Location

The property is in the small hamlet of Ascott, surrounded by the stunning rolling countryside of the Cotswolds. Ascott features a collection of homes built with distinctive honey-coloured Cotswold stone, and lies between the towns of Chipping Norton and Shipston-on-Stour. Both towns have a good selection of shops, restaurants and cafés and all the amenities needed for everyday life, including several supermarkets. The village of Hook Norton provides easy access to further everyday amenities, while Banbury, 10 miles away, provides a further excellent selection of shops and leisure facilities. Rail connections are available at Moreton-in-Marsh, offering direct services to London Paddington (1 hour 3 minutes), while the M40 is 12 miles away.



## Distances

- Whichford 0.5 of a mile
- Chipping Norton 6 miles
- Shipston-on-Stour 7 miles
- Banbury 10 miles

## Nearby Stations

- Moreton-in-Marsh 9 miles
- Banbury 10 miles

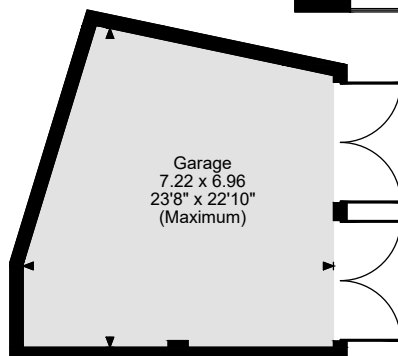
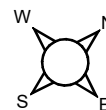
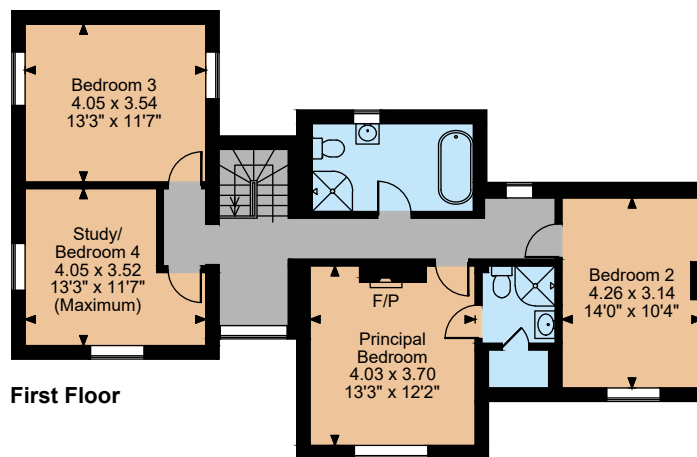
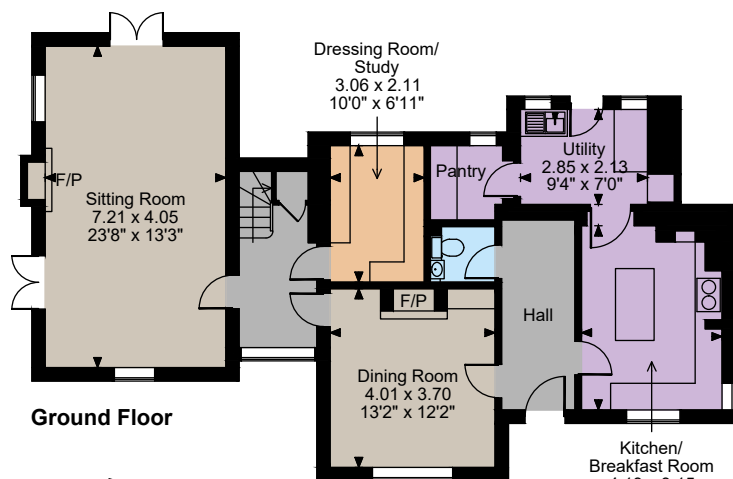
## Key Locations

- Whichford Pottery 0.5 of a mile
- Norman Knight pub 0.5 of a mile (currently under refurbishment)
- Cotswold Distillery Stourton 3 miles
- Wyatts Farm Shop 3 miles
- Soho Farmhouse and Daylesford within 10 miles

## Nearby Schools

- Acorns Primary School, Long Compton 3.6 miles
- Kitebrook Preparatory School 6.7 miles
- The Willow Nursery School 4 miles





The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

House internal area 1,939 sq ft (180 sq m)

Garage 461 sq ft (43 sq m)

Total internal area 2,400 sq ft (223 sq m)

For identification purposes only.

## Directions

CV36 5PP - From Chipping Norton take the A3400 towards Shipston -on-Stour. After about 1 mile, fork right signed Great Rollright. Proceed through Great Rollright and straight over the crossroads. After two miles turn left at the crossroads signed Whichford and half way down the hill fork right signed to Ascott. This sign post can be easily missed. Ascott Rise is the last property on the right hand side as you proceed down the hill.

what3words: ///birthing.impact.suspended

## General

**Local Authority:** Stratford District Council

**Services:** Mains water, electricity and drainage. Electric underfloor heating downstairs and radiator heating upstairs.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** To be confirmed

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

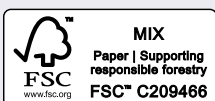
## Moreton-in-Marsh

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