

Briar Cottage
Ascott
Warwickshire



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Land and property. Since 1885.



A beautifully renovated and extended stone village house set in over 3 acres of gardens and grounds

Briar Cottage has undergone a comprehensive renovation by the current owners which includes a large extension to the rear of the house to form a superb open plan living/dining/kitchen in an orangery, constructed by David Salisbury in 2020 with views over the gardens and grounds this forms the heart of the house. Internally the house has high quality fittings throughout including a beautifully integrated kitchen with Italian porcelain flooring and underfloor heating with high quality bathrooms.

The front door opens into an entrance hall with access to the principal bedroom/sitting room together with a beautifully fitted bathroom and the open plan living space with utility room beyond. On the first floor there are 3 more bedrooms and a family bathroom.

To the side of the house there is extensive parking and access to the garage/stabling which is by Scott's of Thrapston, The gardens and grounds to the rear of the house extend to just over 3 acres with lawns, flower borders and paddocks including matures trees, shrubs and wildlife corridors .

2,414 sq ft (224 sq m) | Freehold
Fabulous open plan living/dining/kitchen
4 bedrooms | 2 bathrooms

Stable block incorporating garage extending to 789 sq ft (73 sq m)
About 3.02 acres

Guide price £1,750,000

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.

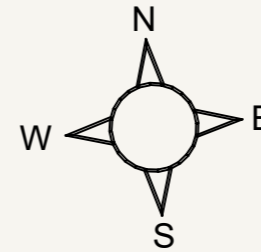
Postcode region: CV36 5

General

Local Authority: Stratford District Council
Services: Mains water, electricity and drainage, oil-fired central heating.
Council Tax: Band G
EPC Rating: TBA
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Briar Cottage, Shipston-on-Stour
 Main House internal area 2,414 sq ft (224 sq m)
 Garage & Outbuilding internal area 789 sq ft (73 sq m)
 Total internal area 3,203 sq ft (298 sq m)



Moreton-in-Marsh

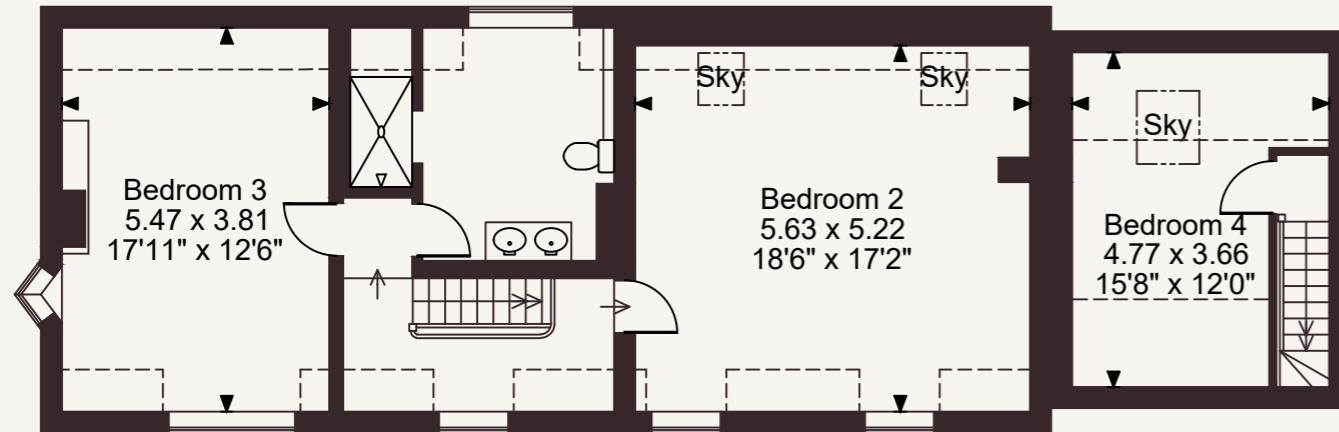
Fosse House, High Street GL56 0LH
 01608 650502 | moreton@struttandparker.com

The Cotswolds have long been a byword for serenity and class, and this blend of heritage and vibrant town life is evident in the area surrounding Moreton-in-Marsh. The nearby centres are alive with activity, where locals and visitors move along historic streets lined with independent shops, cafés and restaurants, set within centuries-old buildings. Timber-framed houses and Cotswold stone sit side by side, while the River Avon flows through Stratford, shaping its character. Shakespeare's birthplace remains a focal point, and the Royal Shakespeare Theatre anchors a cultural life that draws people from around the world, while Moreton-in-Marsh offers traditional market town feel with a busy high street and strong local identity.

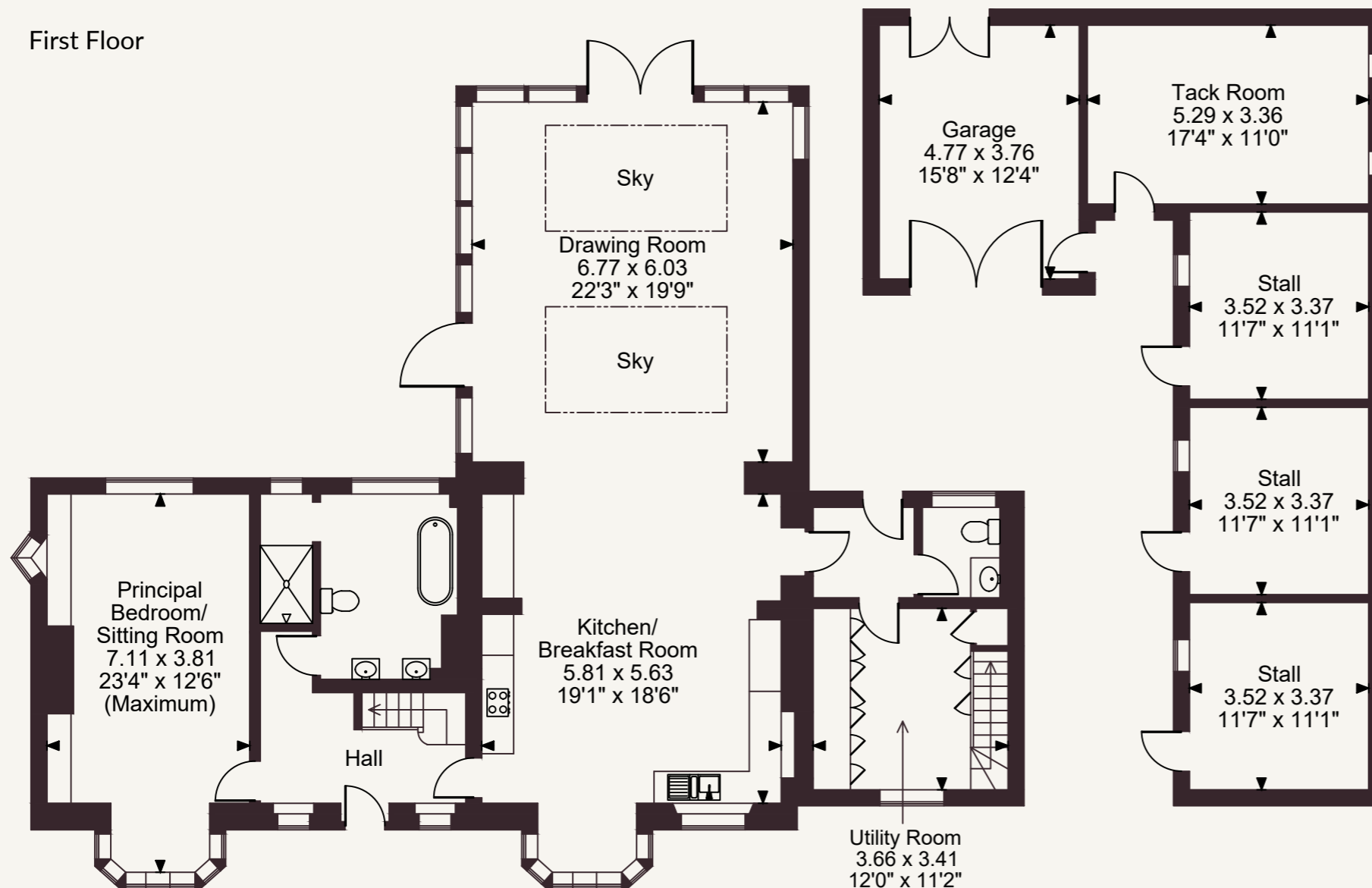
That sense of place extends beyond the towns. Ascott sits comfortably between them, surrounded by rolling countryside where green hills, riverside walks and open parkland offer space to slow the pace. The wider Warwickshire and Cotswold landscape provides balance to town life, with nearby villages and historic landmarks, including Blenheim Palace, adding depth to the area. Strong schools, good transport links and a wide range of amenities complete a setting that combines history,

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First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Denotes restricted head height

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