

Ascott Earl House
Ascott-under-Wychwood
Oxfordshire



Strutt
& Parker

Land and property. Since 1885.

An immaculately presented mid-18th century country house with substantial annexe, delightful gardens and paddock, in this sought-after village

Situation

Ascott-under-Wychwood is an attractive village in the stunning Evenlode Valley, within the Cotswold Area of Outstanding Natural Beauty. The village is between Chipping Norton and Burford, close to Charlbury, from which there are regular trains to Oxford and London, Paddington. These local centres, together with Witney, provide considerable amenity including supermarkets, cinema and theatre to name but a few. The area is well known for its proximity to Daylesford Organic Shop, Soho Farmhouse, Estelle Manor and Diddly Squat Farm. Within the village itself is a popular pub, The Swan, a village shop, Windrush Valley School and the Norman Holy Trinity Church. The area is awash with good and popular schooling, locally there are secondary schools in Chipping Norton and Burford with many villages having sought-after primary schools. Private schools including Kitebrook, Tudor Hall, Bloxham and Cokethorpe are nearby. The Oxford school run is manageable too, for the Dragon, Summerfields, Oxford High, St Edwards, Magdalen College School, Headington and d'Overbroeck's. There are numerous lovely walks from the village from which to enjoy the surrounding countryside.

The Property

An elegant Grade II listed house on the edge of a thriving Cotswold village. Ascott Earl House is set back from a private no through lane with over two acres of gardens and paddock land which slope down to the river Evenlode. With an elegant facade, the property is beautifully presented, having been extensively renovated to an exacting standard throughout, whilst retaining many of its period features. The layout can be seen on the floorplan, with family accommodation arranged over three floors, complemented by an annexe.

3,776-4,281 sq ft (351-398 sq m)
5/6 bedrooms
4/5 reception rooms
Evenlode river frontage
Annexe | paddock
Edge of village | Freehold

Guide price £1,750,000



Outside

The house is approached via a gated drive providing ample parking and access to the garage. The attractive gardens surround the house and include a lovely sunken terrace. There is a paddock running down to the river which includes the earthworks of a Motte and Bailey castle and Iron Age settlement, now a scheduled ancient monument.

Postcode region: OX7

Mileages

Charlbury Station 4.3 miles, Burford 5.5 miles, Chipping Norton 6 miles, Daylesford 7 miles, Soho Farmhouse 12 miles, Oxford 20 miles.
Charlbury to London Paddington by rail from about 70 mins.

General

Local Authority: West Oxfordshire
Services: All mains services, gas central heating
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

Ascott Earl House Shipton Road, Ascott-under-Wychwood

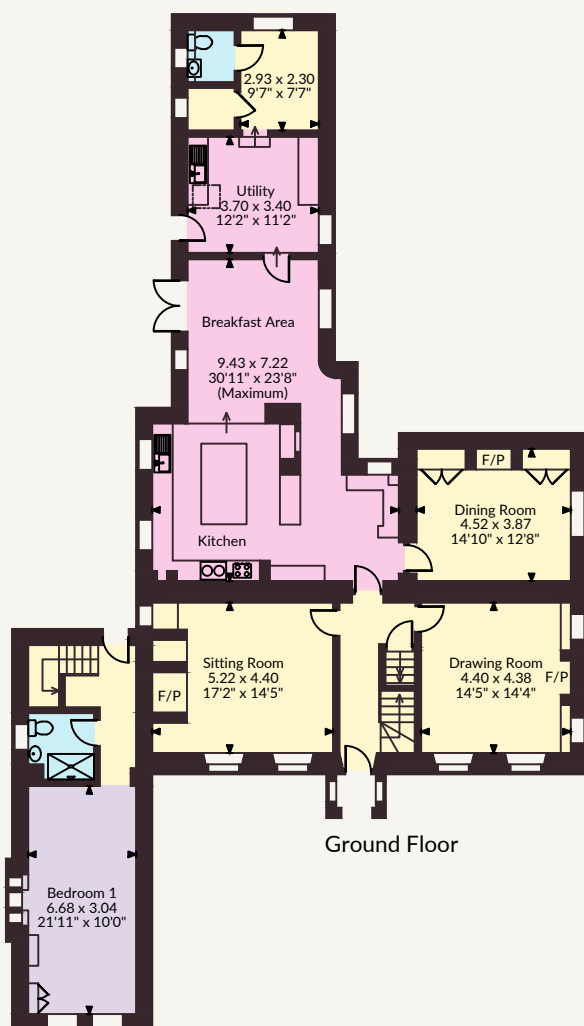
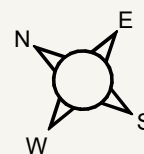
Main House internal area 3,104 sq ft (288 sq m)

Double Garage internal area 343 sq ft (32 sq m)

Store Room internal area 162 sq ft (15 sq m)

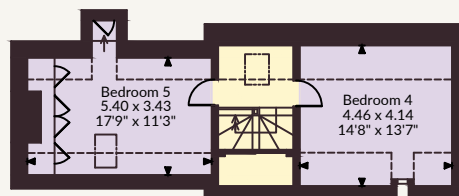
Annexe internal area 672 sq ft (62 sq m)

Total internal area 4,281 sq ft (398 sq m)

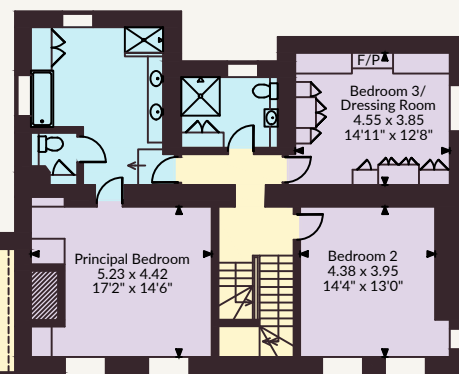


Ground Floor

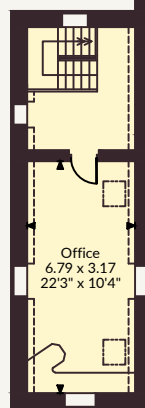
Annexe Ground Floor



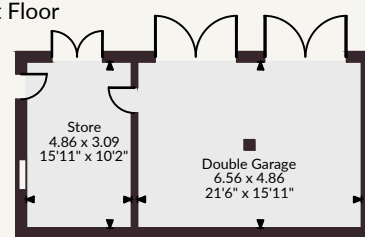
Second Floor



First Floor



Annexe First 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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