

Byways,
Yarnton, Oxfordshire



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**3,554 sq ft (330.0 sq m) | 7 bedrooms
3 bathrooms | Grade II listed | Renovated
throughout | Surrounding gardens**

Guide price £1,850,000

A distinguished and recently renovated Grade II listed Arts & Crafts property, Byways offers an exceptional blend of architectural heritage and generous family living.

Designed in 1907 by Charles Ashbee, a leading figure of the English Arts & Crafts movement. Byways is a rare example of his work, extended in 2007 to approximately 3,200 sq ft (300 sq m) of accommodation across three floors: seven bedrooms, three bathrooms and four reception rooms, combining Ashbee's original design with a fully modernised home.

Inside, the principal rooms are equally well considered. The drawing room enjoys a double aspect, southeast for morning light and southwest for the afternoon sun, with French windows onto the garden and a cosy working fireplace. The spacious kitchen fitted with Miele appliances suits day-to-day family life and opens through French windows onto a sunny patio for outdoor entertaining. Beside it, a spacious dining room suits entertaining and special occasions. The southeast-facing principal bedroom opens onto a balcony overlooking the garden, capturing the morning light, with a well-appointed ensuite bathroom. The remaining bedrooms are generously proportioned, with spacious, comfortable bathrooms with baths and showers on each floor.

At a Glance

- Grade II listed house designed in 1907 by Charles Ashbee
- One of only three Ashbee properties in David Cole's Great Houses of the Arts and Crafts Movement
- Documented in Pevsner's The Buildings of England
- Approximately 3,200 sq ft (300 sq m) of accommodation
- Seven bedrooms, three bathrooms, four reception rooms over three floors
- Comprehensively extended and renovated in 2007
- EPC rating C, ahead of the UK average of D
- Yarnton village, 2 miles from Oxford Parkway Station and 5 miles from central Oxford

The 2007 Renovation and Extension

In 2007, Oxford architect Simon Beattie was commissioned to extend and remodel Byways, with David Street as surveyor. The scheme was approved by a conservation officer and Cherwell District Council, carried out by Richard Ward, noted for work on Oxford University's listed buildings.

The renovation was comprehensive: a new roof, insulation, replacement windows, rewiring, new plumbing and heating, a damp-proof course and underfloor insulation throughout. A new second-floor suite, including a bathroom in the former water tank space, was created within the roof, while the extension added a new kitchen, utility room and boiler room, with a double bedroom above. A new gas boiler was installed in 2023. The result meets modern standards of comfort and energy efficiency while retaining the craftsmanship, atmosphere and integrity of Ashbee's original design.



Situation

Byways is situated in the charming, well-connected village of Yarnton, known for its community atmosphere, local amenities and semi-rural setting, with excellent access to Oxford and London. Oxford Parkway Station is just 2 miles away, with regular direct services to London Marylebone, and central Oxford, about 5 miles south, is easily reached by car or local bus.

The area offers highly regarded schools, including The Dragon School, St Edward's, Oxford High School GDST and Magdalen College School. Yarnton Primary School holds a 'Good' Ofsted rating, and The Churchill Secondary was recognised by Ofsted in 2023 for its 'Outstanding' trajectory. For weekend escapes, Estelle Manor, the private members' club and country estate is a 15-minute drive away, offering dining, wellness facilities and events.

Architectural Importance: Charles Ashbee

Byways was designed and built in 1907 for Agnes and Harold Evans by Charles Ashbee, a central figure of the Arts & Crafts movement. An architect, designer and social reformer, and founder of the Guild of Handicraft, in Chipping Campden in 1902. Ashbee also designed notable properties on Cheyne Walk in Chelsea, and the Villa San Giorgi in Sicily, now the renowned five-star Ashbee hotel in Taormina.

The house is documented in two authoritative references Pevsner's The Buildings of England; and David Cole's Great Houses of the Arts and Crafts Movement, where Byways is one of only three Ashbee properties selected.

Byways retains a wealth of original Ashbee-designed features, among them the fireplace, stair rails and brass detailing on the front door, tall sash windows and an oeil-de-boeuf window that flood the house with natural light, each a testament to the movement's commitment to hand craftsmanship and integrated design.

The Garden

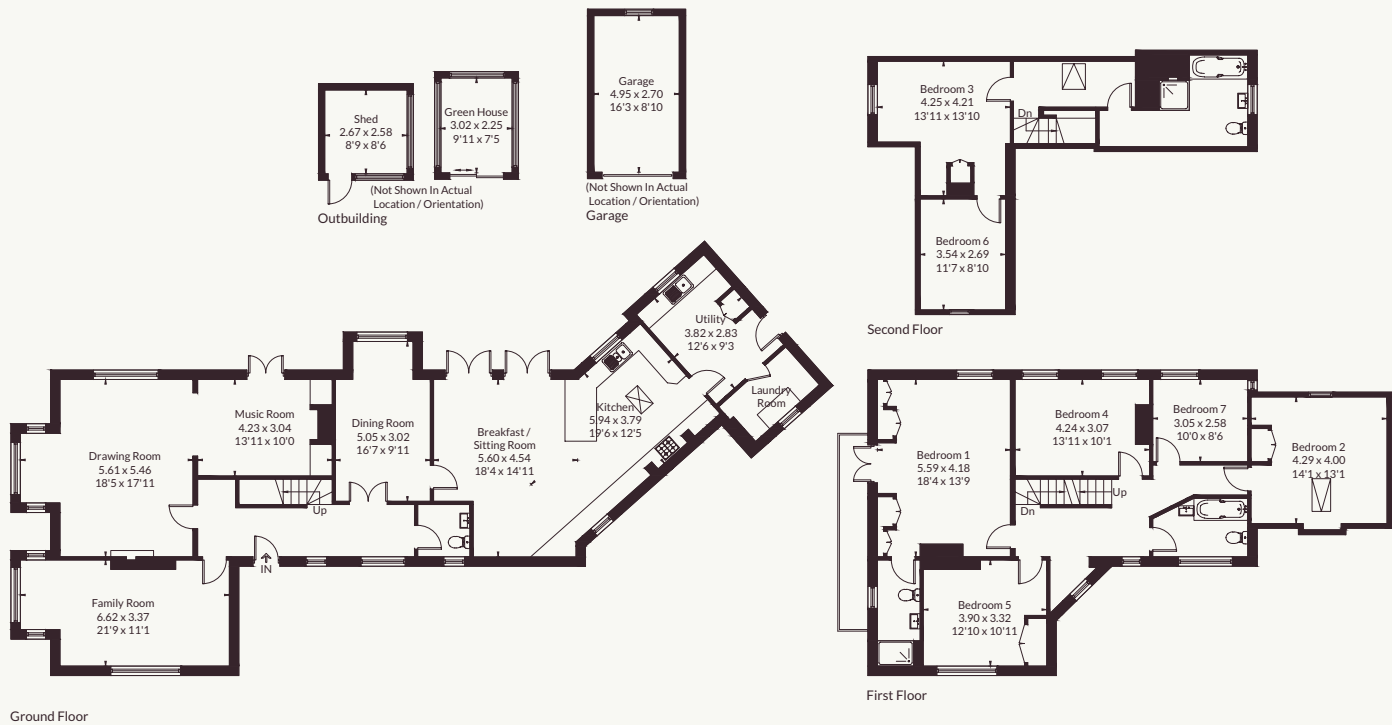
The garden is believed to follow a design by Ashbee himself, with yew hedges and rose and vegetable gardens integral to its layout, in keeping with the movement's belief in the unity of house and landscape. It has been carefully tended and enriched with new planting in recent years, preserving the structure and character of a quintessential Arts & Crafts garden. The lawn beside the music room was once used as a grass tennis court, a reminder of its long history as a setting for outdoor family life.

Literary and Television Heritage

The house takes its name from Highways and Byways in Oxford and the Cotswolds, written in 1905 by Harold Evans, its original owner together with his wife Agnes, for whom Ashbee designed the property two years later. Byways carries an exceptional cultural history, with references the literary world of early twentieth-century Oxford through the Evan's friendships and resultant BAFTA winning drama.



Approximate Floor Area = 303.0 sq m / 3263 sq ft
Garage = 13.0 sq m / 144 sq ft
Outbuilding = 14.0 sq m / 147 sq ft
Total = 330.0 sq m / 3554 sq ft



Ground Floor

Second Floor

First Floor

Drawn for illustration and identification purposes only by @fourwalls-group.com #114209

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General

Local Authority: Cherwell District Council
Services: Mains water, electricity, drainage, gas central heating, underfloor heating in the kitchen.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker:
Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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