

Lower Cottage

Ledwell, Chipping Norton



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A pretty detached cottage with extensive outbuildings and mature gardens, situated in the picturesque hamlet of Ledwell, moments from Soho Farmhouse.

Tucked away within the hamlet, the cottage is surrounded by farmland to the north and east, making it feel wonderfully secluded. Mature gardens envelop the cottage, creating a beautiful and well-established outlook.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



CARPORT, GARAGE AND OUTBUILDINGS



GARDEN



FREEHOLD



HAMLET



2,061 SQ FT



**GUIDE PRICE
£1,500,000**



The property

The charming property is built of traditional Cotswold stone under a slate roof, with extensions to either side. Internally there are a wealth of character features, including a vast stone fireplace with exposed timber beam and a wood-burning stove in the sitting room – a spacious room with windows on the northwest and southeast elevations, providing excellent natural light throughout the day. Separately, the open plan kitchen and dining room is generously proportioned and also features a wood-burning stove, excellent storage within elegant white cabinetry, with ample space for a dining table. A small seating area off the kitchen provides a relaxing snug with lovely views over the garden. The utility room provides ample space for laundry machines and access to a cloakroom with WC. Also on the ground floor there is a double bedroom with en suite shower room and French doors leading out to the garden, which could equally be used as a further reception room or study. The three bedrooms on the first floor are all double size and enjoy pleasant views over the gardens and the surrounding village, accessed via a spacious landing. The family bathroom has both a bath and separate shower.



Outside

Lower Cottage is access via its own driveway which leads past a large detached outbuilding comprising a garage, two storage rooms and a tandem carport. A stepping stone path passes through a pedestrian gate to a pretty front garden, abundantly green with well-stocked borders, ornamental trees and manicured lawns. The garden wraps around the east side of the house to the rear where there is a large paved terrace and a further generous lawn, bordered by a variety of mature trees. A pretty stream meanders along the western boundary of the garden to a wooded area at the rear, while the boundary on the east is post and rail to allow unobstructed views over the adjoining countryside. Adjoining the car port there is a delightful kitchen garden.

Location

Situated in picturesque Oxfordshire countryside, the attractive small hamlet of Ledwell is made up of pretty stone properties. Amenities can be found in Middle Barton (1.9 miles) which has a Post Office within a village store, and a number of food establishments.

Just 2.7 miles to the west (1.5 miles as the crow flies and 30 minutes' walk) lies Soho Farmhouse, an exclusive members' club set in 100 acres of stunning Oxfordshire countryside. This luxurious retreat offers a unique blend

of rustic charm and modern amenities, including a spa, cinema, outdoor swimming pool, and a range of dining options and complements the nearby Daylesford Organic Farm Shop, Estelle Manor and Restoration Hardware at Aynho Park.

The nearby market town of Chipping Norton offers a range of amenities, including supermarkets and schools. For more extensive retail, leisure, and cultural facilities, Banbury, Bicester, Oxford, Stratford-upon-Avon and Cheltenham are easily accessible.

The area boasts a wide range of schools, including primary schools in neighbouring Great Tew and Middle Barton, and secondary schools in Chipping Norton and Bloxham. Independent preparatory schools include St John's Priory (Banbury), Kitebrook (Moreton-in-Marsh), Sibford School, as well as The Dragon School and Summer Fields in Oxford. Senior independent schools include Bloxham School, Tudor Hall (girl's school), Sibford School, Kingham Hill School, and in Oxford, St Edward's, Magdalen College, and Headington.

For leisure and sporting activities, residents can enjoy golf at Tadmarton Heath and Chipping Norton, horseracing at Cheltenham, with a theatre and boutique cinema in Chipping Norton as well as theatre venues in Stratford-upon-Avon and Oxford.



Distances

- Middle Barton 1.9 miles
- Chipping Norton 7.5 miles
- Banbury 9.4 miles
- Bicester 12.3 miles
- Oxford 17.9 miles

Nearby Stations

- Banbury
- Charlbury
- Oxford Parkway

Key Locations

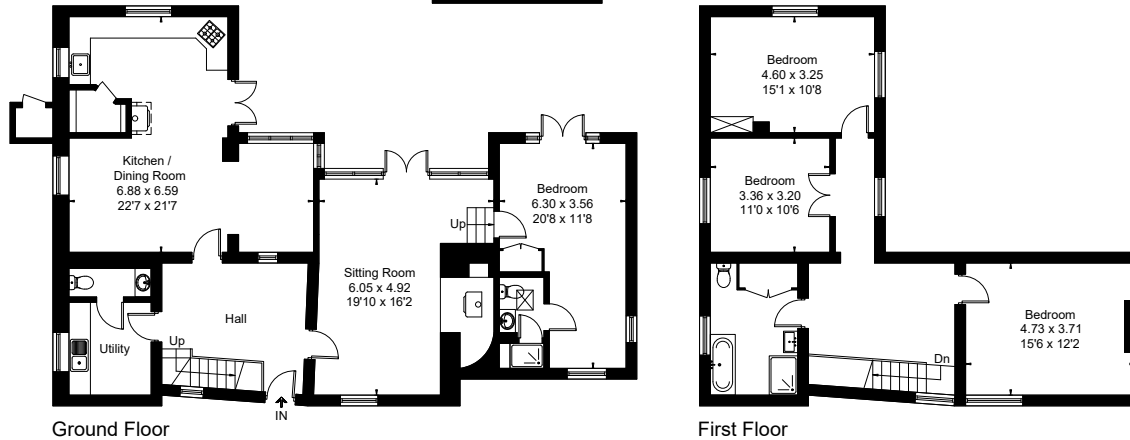
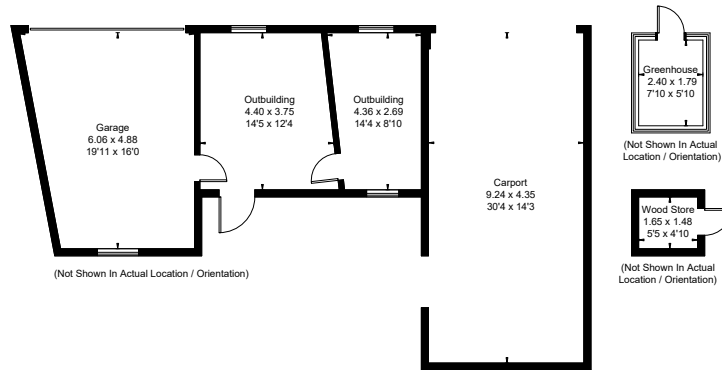
- Soho Farmhouse
- Daylesford
- Estelle Manor
- Diddly Squat Farm Shop
- Blenheim Palace

Nearby Schools

- Great Tew Primary
- Middle Barton School
- Bloxham School
- St John's Priory
- Kitebrook
- The Dragon
- Summerfields
- St Edward's



Approximate Floor Area = 191.5 sq m / 2061 sq ft
 Outbuildings = 60.1 sq m / 647 sq ft
 Total = 251.6 sq m / 2708 sq ft
 (Including Garage / Excluding Car Park)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96922



Floorplans

Main House internal area 2,061 sq ft (191.5 sq m)
Outbuildings internal area 647 sq ft (60.1 sq m)
 For identification purposes only.

Directions

OX7 7AN

///what3words: rigid.whistle.sneezing

General

Local Authority: West Oxfordshire District Council

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

Services: Electricity, water, oil central heating, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band F

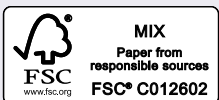
EPC Rating: E

Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

01865 692303

oxford@struttandparker.com
struttandparker.com



@struttandparker

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared September 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited