Hill Cottage

45 Shipton Road, Ascott-under-Wychwood, Chipping Norton

STRUTT &PARKER

BNP PARIBAS GROUP

A quintessential period cottage brimming with charm and character, located in the sought-after Cotswold village of Ascott-under-Wychwood.

This charming chocolate-box cottage is rich in character and period features, including exposed beams and a charming inglenook fireplace, now inset with a traditional log-burning stove. The cottage's beautiful interiors complement its historic charm, creating an elegant home that captures the essence of quintessential Cotswold village living.

- **3 RECEPTION ROOMS**
- **2 BEDROOMS**
- **2 BATHROOMS**
- **PARKING**
- **COTTAGE GARDEN**
- **FREEHOLD**
- **VILLAGE**
- **1,306 SQ FT**
- **GUIDE PRICE £665,000**

The property

Hill Cottage is entered via a traditional porchway and entrance hall that leads to a tastefully decorated dining room at the heart of this property. Double-glazed doors open into a light-filled sunroom, a delightful space to relax in and enjoy the outlook over the garden. A light-filled inner hallway provides access to the outside space and leads to the well-appointed kitchen, which features painted bespoke cabinetry and a range of integrated appliances, including an Everhot range cooker and an AEG dishwasher. The floor is laid with Karndean wood, adding both warmth and practicality. The sitting room is especially inviting, with its pretty pastel interiors, beamed ceiling and original fireplace creating a cosy focal point for evenings at home. Charming window seats further enhance the room's character and appeal. Additional ground floor accommodation includes a utility room and a cloakroom.

Upstairs, the principal bedroom benefits from a smart en suite bathroom with an attractive roll-top bath, while the second bedroom, featuring built-in storage, is served by a well-appointed modern shower room. The sizeable loft offers plenty of storage space with potential to convert (STPP) and there is a further storage space above the full length of the kitchen, accessible via a loft hatch.

Outside

Hill Cottage is quietly positioned on the edge of the village and presents an attractive façade with its Cotswold stone construction and traditional stone-tiled roof, typical of the local vernacular. A gravel parking area sits beside the porchway, which provides sheltered storage, while the frontage is further enhanced by a dry-stone wall and attractive planting. The rear garden is fully enclosed by hedging and traditional stone walls, making it feel wonderfully private. Thoughtfully arranged, it includes a paved terrace to the rear with a useful stone garden store currently used as wine storage. The garden itself is laid to lawn with a gravel seating area and well-considered planting that together create a leafy cottage garden feel. A delightful summerhouse is tucked away at the far end of the garden.

Location

The historic village of Ascott-under-Wychwood is situated within the picturesque Evenlode Valley, within the Cotswolds Area of Outstanding Natural Beauty.

Within the village there is a community-run shop, a traditional pub, a church, cricket club and a station which is on the Cotswolds line and links with Oxford and Moreton-in-Marsh. Road communications are excellent with fast access to the A44, A34 and M40 for links to the motorway network. An extensive range of facilities can be found in nearby Chipping Norton including everyday shopping, restaurants, a medical surgery and local hospital, with the town also being home to a renowned theatre. Slightly further afield Cheltenham, Stratford-upon-Avon and Oxford provide retail, leisure and cultural amenities as well as a good choice of independent and state schooling. There is a small co-educational private prep school in the village, while the renowned establishments of Dragon, Tudor Hall, Oxford High School, Magdalen College School and St Edwards are within an hour. Soho Farmhouse and Daylesford Organic are 12 miles and seven miles away respectively.

Distances

- Charlbury 5.4 miles
- Chipping Norton 6.4 miles
- Witney 9.2 miles
- Stratford-upon-Avon 28 miles
- Oxford 22.3 miles
- Cheltenham 29.5 miles

Nearby Stations

- Ascott-under-Wychwood 0.4 miles
- Charlbury 4.1 miles
- Oxford Parkway 19 miles

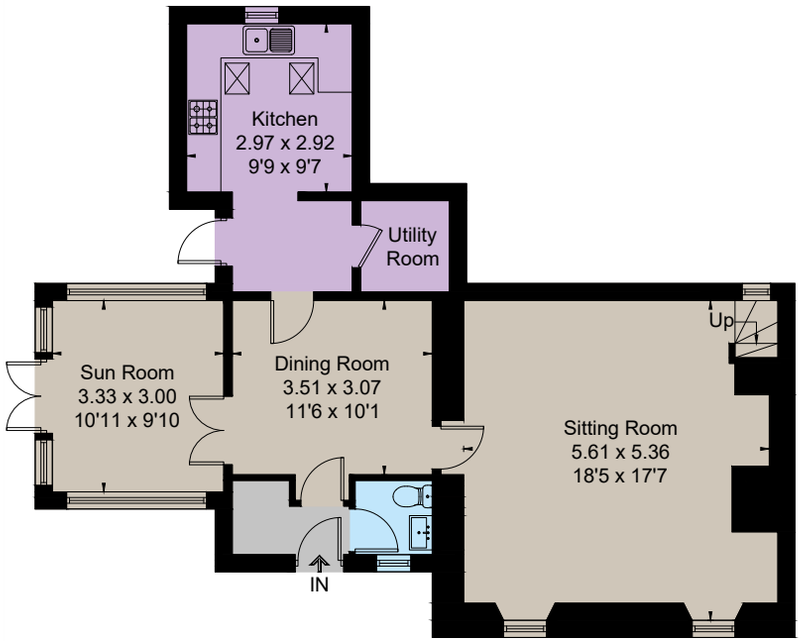
Key Locations

- Soho Farmhouse 13.4 miles
- Daylesford 7.4 miles
- Estelle Manor 11.7 miles

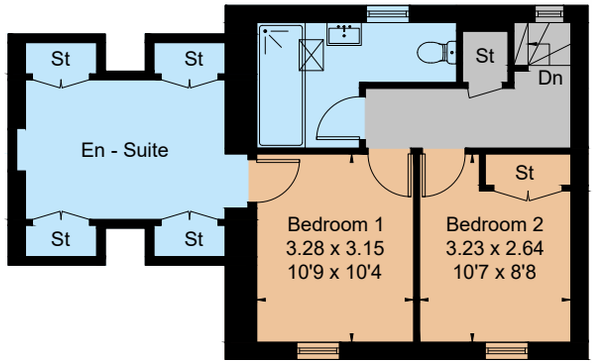
Nearby Schools

- Windrush Valley Prep 0.5 miles
- Charlbury Primary 5.6 miles
- St John's Priory 18.5 miles
- Kitebrook 11.8 miles
- The Dragon 20.2 miles
- Tudor Hall 19.1 miles
- St Edward's 19.0 miles

Approximate Floor Area = 121 sq m / 1306 sq ft



Ground Floor



First Floor

Drawn for illustration and identification purposes only by @fourwalls-group.com #104288

Floorplans

Main House internal area 1,306 sq ft (121 sq m)
For identification purposes only.

Directions

OX7 6AG

what3words: ///tarred.whistle.roost

General

Local Authority: West Oxfordshire District Council

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

Services: Mains electricity, drainage and water. Oil-Fired central heating.

Council Tax: Band D

EPC Rating: D

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 March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Oxford
201-203 Banbury Road, Summertown, Oxford, OX2 7LL
01865 692303
oxford@struttandparker.com
struttandparker.com

MIX Paper from responsible sources FSC® C012602
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP