



Wincott House

Whichford, Nr Shipston-on-Stour, Warwickshire

Family house with garden room

A handsome and well presented large detached village house benefitting from mature south facing gardens and grounds of just under an acre as well as a recently built and quite exceptional garden room.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARDEN ROOM AND GARAGE



.9 OF AN ACRE



FREEHOLD



VILLAGE



3647 SQ FT



**GUIDE PRICE
£1,850,000**



The property

Wincott House is a delightful, period home with the earliest parts thought to date from around 1700 with later additions. Built of local Hornton stone, the property has many traditional features including open fireplaces, window seats, shuttered windows, leaded lights, exposed beams, flagstone and Victorian tiled floors. The house has well-proportioned accommodation arranged over 3 floors with the majority of the rooms overlooking the garden.

The front door opens into a large dining room, which is one of three reception rooms. There is a drawing room with open fire as well as a family sitting room which is adjacent to the large kitchen and breakfast room, off which is a utility room and downstairs WC. There is also a useful cloakroom and a door onto the garden terrace at the rear.

From the dining room, a wide staircase rises to the first floor bedroom accommodation which comprise a principal bedroom with en-suite bathroom and extensive clothes storage, two further double bedrooms, a family bathroom, a walk-in airing cupboard, and a study off bedroom 3.

The stairs rise to a second floor where there are two further double bedrooms and a shower room.







Outside

The property sits in just under an acre of level gardens and grounds which are to the south of the house and include an area of productive orchard bounded by a series of ancient oak trees. Adjacent to the house is a large area of terrace, a large garage and off-street parking for a number of cars.

Garden Room - Within the garden is an exceptional oak-framed garden room, measuring 12m x 4m with full width bi-fold doors opening to the garden and a covered dining area. The garden room has a number of uses including gym, office space, occasional bedroom accommodation or entertainment space.

Location

Wincott House is set in the sought after village of Whichford, opposite the ancient village church, and on the edge of the Cotswolds in an 'Area of Outstanding Natural Beauty' next to the wonderful Whichford Woods. The village is a thriving community with a central village green overlooked by the recently

refurbished pub, The Norman Knight and the Whichford Pottery with its acclaimed Straw Kitchen. The house is conveniently located for access to Soho Farm House, Daylesford, and a number of local farm shops as well as a plethora of gastro-pubs and dining options. There are also village stores in nearby Long Compton and Hook Norton as well as the Cotswold Distillery just a mile away at Stourton.

There is a wide selection of state and private schools in the area. The towns of Chipping Norton, Shipston-on-Stour, Moreton-in-Marsh and Stow-on-the-Wold, just a little further afield, offer additional facilities with more extensive amenities in Stratford-upon-Avon, Oxford and Banbury. Mainline railway stations in Banbury, Kingham and Moreton-in-Marsh provide easy access to Oxford, London and Birmingham. There are golf courses at Feldon Valley (Brailes) Tadmarton, Rye Hill and Chipping Norton as well as a number of tennis and padel clubs locally.

There is also access to excellent walking and riding.

Distances

- Chipping Norton 6 miles
- Moreton-in-Marsh 9 miles
- M40 J11 12 miles
- Oxford 26 miles

Nearby Stations

- Banbury 11 miles
- Kingham 11 miles
- Moreton-in-Marsh 9 miles

Key Locations

- Daylesford Organics
- Soho Farm House
- Whichford Pottery

Nearby Schools

- Kitebrook House
- Bloxham and Tudor Hall
- Willow on the Farm
- Stratford, Cheltenham and Oxford Schools









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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,916 sq ft (271 sq m)

Garage internal area 334 sq ft (31 sq m)

Garden Room internal area 397 sq ft (37 sq m)

Total internal area 3,647 sq ft (339 sq m)

For identification purposes only.

Directions

Post Code CV36 5PG

From the village green, head towards the church and Wincott House will be found on the left-hand side, identified by a For Sale board.

what3words: ///submits.signified.emeralds

General

Local Authority: Stratford District Council

Services: Mains water, electricity, drainage and oil-fired central heating.

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

Council Tax: Band G

EPC Rating: Band F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

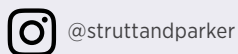
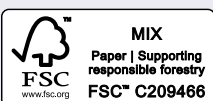
Wayleaves and easements: The sale is subject to all rights of support, public and private rights of way,

Moreton-in-Marsh

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