



Appletree Cottage, Ascott-under-Wychwood



A beautifully renovated and well-maintained Cotswold stone cottage in a delightful thriving village.

Summary of accommodation

Ground floor Dining room | Living room | Study | Kitchen | Utility room | Boot room | WC

First and second floors Four bedrooms | Two bathrooms | WC

Outside Barbeque terrace | Log store | Garage | Private parking

Distances

Village school and village pub ½ mile, Burford 5 miles, Chipping Norton 6.5 miles, Witney 9 miles, Oxford 23 miles, Charlbury train station 5 miles, London Paddington circa 75 minutes (Distances and times approximate).

Appletree Cottage

Appletree Cottage is a delightful and attractive cottage in a sought-after and well-served village. Built of Cotswold stone under a slate roof, the property has been recently renovated and beautifully maintained. The cottage has been sympathetically extended to accommodate modern family living however also works well for a second home.

The layout is versatile with accommodation over three floors. The ground floor is fairly open plan with a unique blend of period charm combined with light and bright more convivial living in the kitchen and dining room. The living room is 21 ft long with a flagstone floor, exposed timbers and an impressive inglenook fireplace. The kitchen is equipped with multiple wall and base units, an Everhot and a separate oven with additional induction hobs above. Adjoining is an enormous utility room with a back door out to the garden.

Above there are three bedrooms and two bathrooms on the first floor with a fourth bedroom and WC on the second floor.



Location

The village of Ascott-under-Wychwood is situated in the Cotswolds, in an area renowned as being one of Outstanding Natural Beauty. It is surrounded by open countryside yet in a most convenient location with the market towns of Charlbury and Burford within easy reach, and the larger centre of Witney within a 20 minute drive.

Within the village itself there is a well-regarded independent preparatory school and pre-school, 12th century church, award winning village shop, village hall, sports field with playground and public house. The centres of Oxford and Cheltenham are both within an hours drive offering an excellent range of private schooling including The Dragon, St. Edward's, Magdalen College and Headington Girls at Oxford, and Cheltenham Ladies' and Boys colleges'. Also Radley College near Abingdon and Kitebrook School near Moreton in Marsh.

Also within a short distance lies the highly regarded Daylesford Organic Farm Shop and the popular Soho Farmhouse. Sporting facilities in the area include racing at Cheltenham with water sports at Fairford and the Cotswold Water Park near Cirencester. The surrounding countryside provides wonderful walking and riding along a network of footpaths and bridleways. Golf courses in the area include Wychwoods, Chipping Norton and Burford.



Gardens and grounds

The property enjoys off street parking, a single garage and landscaped gardens including a barbeque terrace suitable for outside dining.

Property information

Services: Mains gas, water, electricity and drains. Gas-fired central heating. Fibre optic broadband.

Local authority: West Oxfordshire District Council

Council Tax Band: F

EPC: D

Tenure: Freehold

Guide Price: £950,000

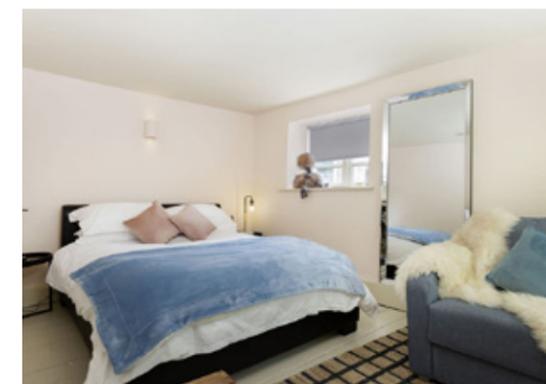
Viewings

By appointment through sole selling agent Knight Frank.

Directions (OX7 6AG)

From Burford take the A361 north for Chipping Norton. After about 2 miles turn right onto the B4437 for Charlbury. After about 3 miles turn left for Ascott under Wychwood. Drop down the hill into the village, passing the Green on your left. Take the next turning hard left before the level crossing. Go past the Swan pub and continue along Shipton Road for about half a mile, Appletree Cottage is on the left after the sharp left hand bend.

From Chipping Norton take the A361 south towards Burford. Pass the left hand turnings to Chadlington and Chilson and take the next left for Ascott under Wychwood. Drop down the hill towards the village and immediately after the level crossing turn right. Go past the Swan pub. Continue as above.



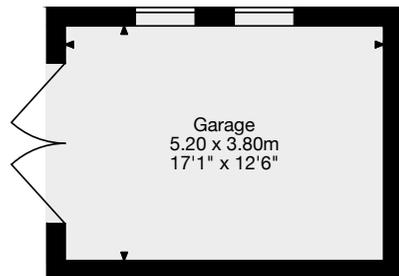
Approximate Gross Internal Floor Area

Main House = 188 sq m / 2,023 sq ft

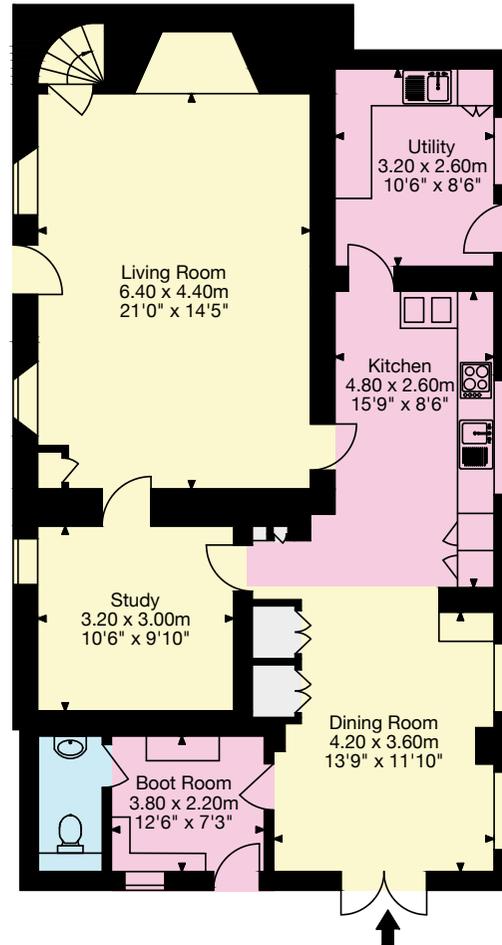
Garage = 19 sq m / 212 sq ft

Total Area = 207 sq m / 2,235 sq ft

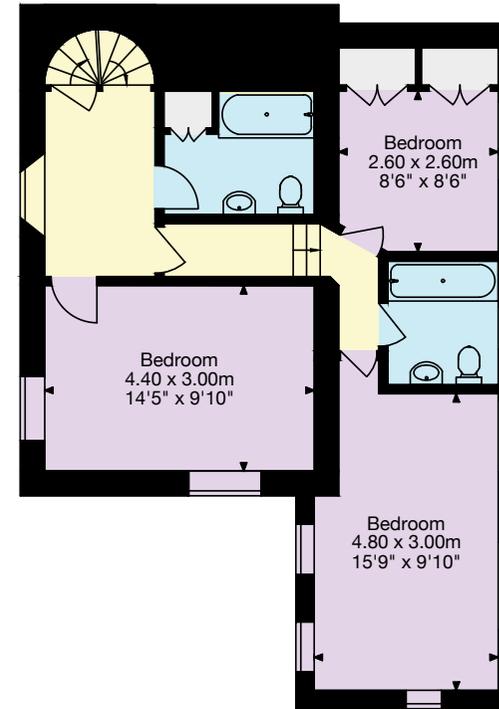
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



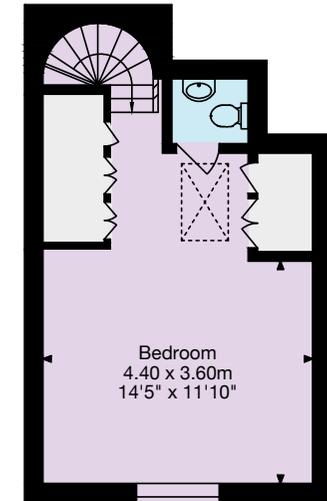
Garage



Ground Floor



First Floor



Second Floor

Knight Frank Oxford

274 Banbury Road

Summertown

Oxford

OX2 7DY

knightfrank.co.uk

I would be delighted to tell you more

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Particulars dated July 2022. Photographs and videos dated June 2022.

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