



Piccadilly Cottage, Ascott, Oxfordshire



Property

Charming cottage tucked away down a little lane on the edge of the historic Ascott Park.

A beautiful four bedroom home with aristocratic connections. Set on the edge of the historic Ascott Park, Piccadilly Cottage was originally built in the 17th century as a garden pavilion for the lord and lady of the manor. Much extended over the subsequent centuries, the cottage is now a spacious and characterful home with beautiful period features and flexible living space throughout.

Outside, the garden is a great size - mostly laid to lawn with lovely views over the ancient Ascott Park estate.



Guide price: £950,000

Tenure: Freehold

Local authority: South Oxfordshire

Council tax band: G



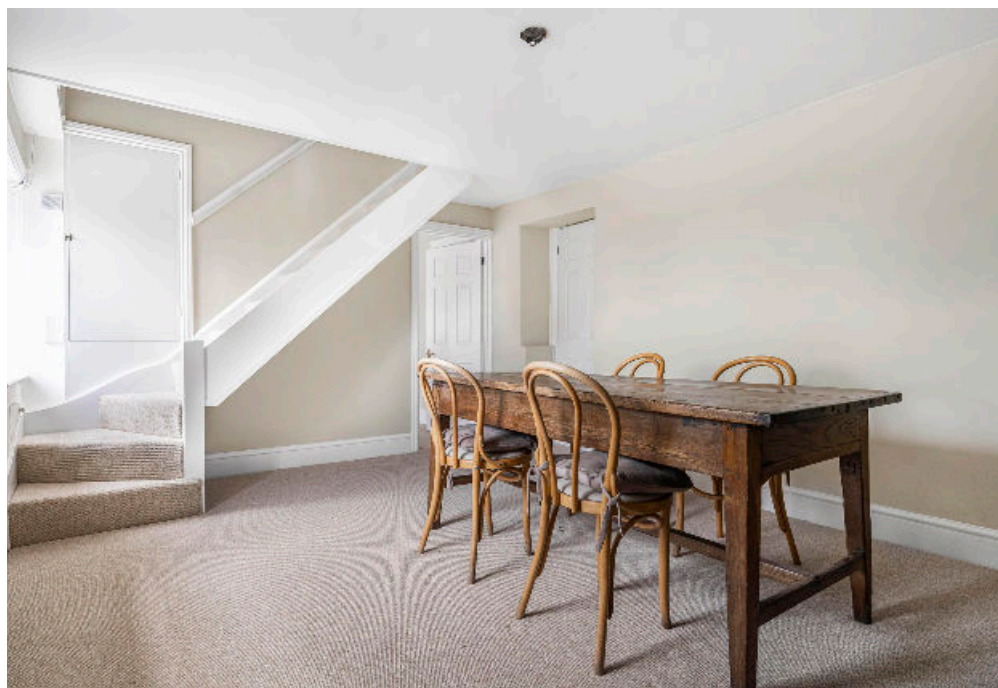




Property

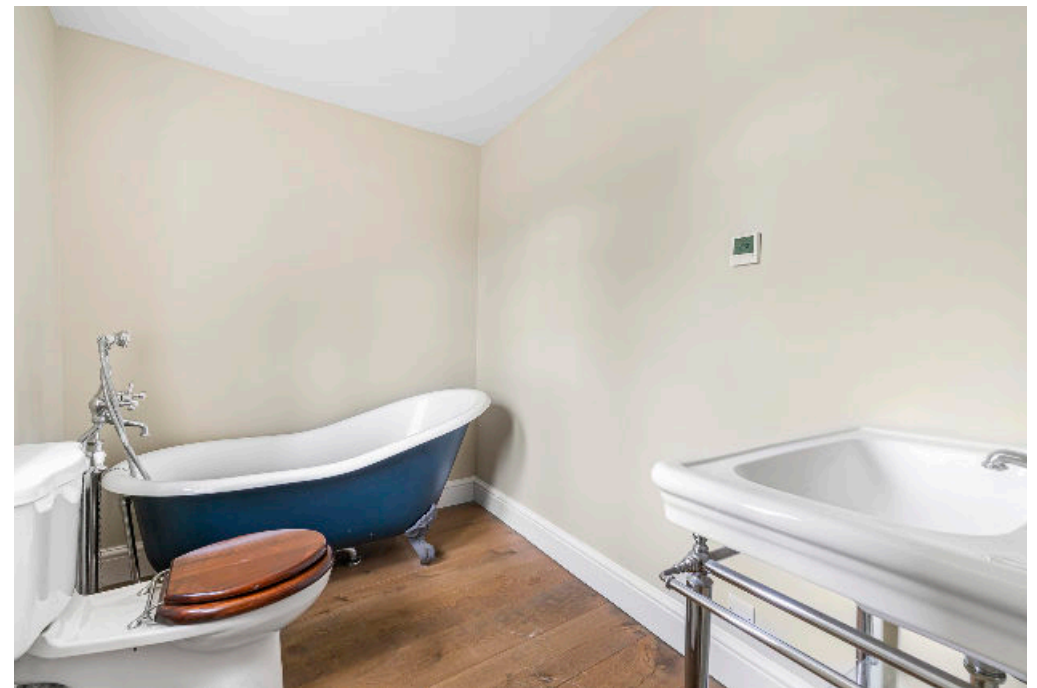
Through the front door and the house offers a warm welcome. There's a surprising amount of space in this property and rooms that can be tailored to suit your family's requirements. Past the downstairs WC and you'll find the large, high ceilinged, comfortable sitting room with built in cabinetry and a working woodburner. This part of the property has a very Victorian feel and the grand conservatory extension that leads from the sitting room suits that style and design. Double glazed with travertine flooring, the conservatory is an incredibly useful addition to the property and overlooking the garden, a wonderful place to enjoy the open countryside views.

On the other side of the property is a 'snug' which would make a perfect home office or playroom. Through the spacious dining room and you find the well-equipped country kitchen at the rear and it's here the property takes several steps back in time. A stunning stone arch (dating from the 1600s) creates a spectacular feature along one wall, with another equally grand archway leading you outside into a gorgeous walled courtyard. A lovely secluded spot, this patio area would be perfect for dining out on sunny evenings



Upstairs, the principal bedroom is very generous, with wooden floorboards and views over the garden. The en suite shower room is spacious and beautifully decorated with 'fired earth' style fittings and tiles. The family bathroom is also a good size and 'wows' with a traditional roll top slipper bath. The cottage offers another good-sized double bedroom on this floor (with original built in cupboards) and two further slightly smaller doubles which would be perfect as children's or guest rooms.

Freshly decorated and recarpeted throughout, Piccadilly Cottage is a fabulous family home with links to some wonderful local history. A deceptively spacious house with character and a versatile layout, viewings are recommended to appreciate its charm fully.



Location

Piccadilly Cottage sits between Stadhampton and Little Milton, surrounded by beautiful South Oxfordshire countryside. Tucked away behind tall old estate walls and down a little lane, the cottage is a surprising find. A private gravelled drive leads to parking for several vehicles and a useful outbuilding/garage/workshop. The entrance to the cottage is via the Victorian extension - built of light-coloured stone with red brick detail and typical of the local village vernacular.

Ascott is a small hamlet and conservation area located 1km east of the village of Stadhampton. Stadhampton is a popular Oxfordshire village with its own primary school, petrol station/M&S and traditional village green. It has a thriving local community and lovely local walks through open countryside surround the area. It is also home to the popular Crazy Bear Hotel, restaurant and farm shop, which is within walking distance of Piccadilly Cottage.

Situated just 9 miles away from Oxford with its beautiful historic centre and wealth of shops and amenities, Ascott also offers easy access to the M40 at Junction 7. Fast trains from nearby Haddenham and Thame parkway will reach Marylebone in just over 30 minutes. There is also a first-class range of state, independent and preparatory schools in the local area.

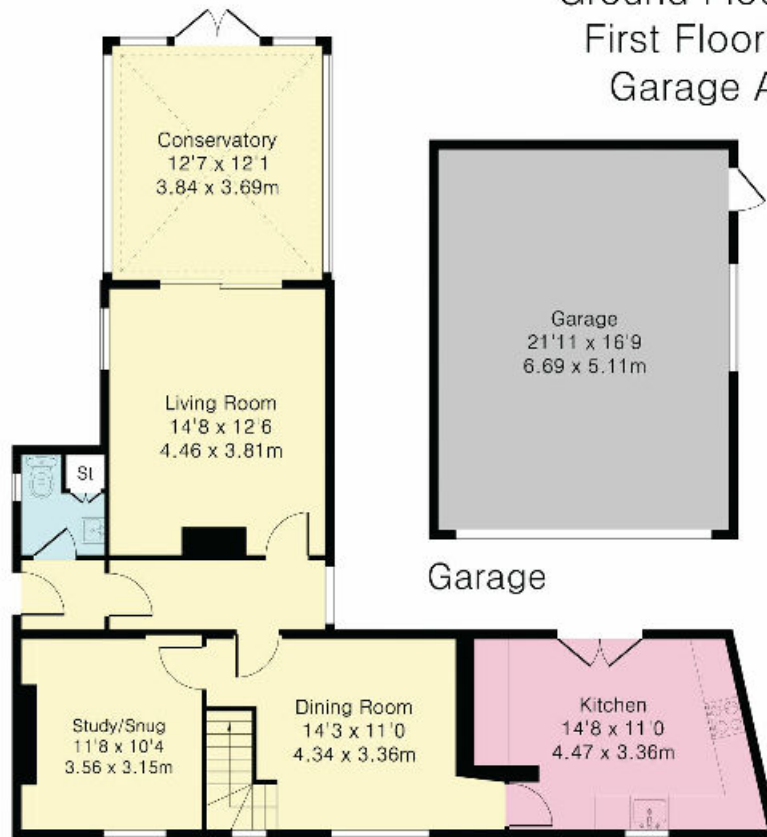


Approximate Gross Internal Area 2012 sq ft – 187 sq m

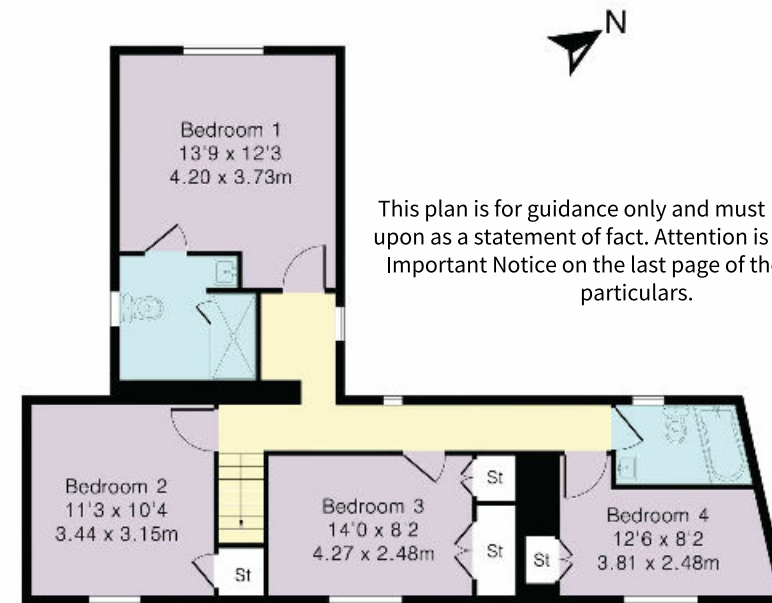
Ground Floor Area 935 sq ft – 87 sq m

First Floor Area 711 sq ft – 66 sq m

Garage Area 366 sq ft – 34 sq m



Ground Floor



First Floor

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.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated 13/07/2023. Photographs and videos dated 13/07/2023.

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