



The West Wing, Williamscot House
Williamscot | Oxfordshire | OX17 1AE

WILLIAMSCOT HOUSE

A rare opportunity to acquire this grade II* listed character apartment set within the prestigious Williamscot House comprising kitchen, utility area, spacious dining/sitting room, study/Bedroom three and bathroom, two first floor bedrooms and shower room.

Also benefitting from a garage and outdoor storage, there is no upward chain.







Williamscot House – The history

Williamscot House was built in Oxford Ironstone by a staple merchant from Chipping Norton, Walter Calcott, in 1568 on the site of an earlier house. He chose a site high above the plain, within one day's drive of the market town - Banbury. Originally the house had 2 north wings, in a U shape, but the eastern wing burnt down in the 1800's. There are two 5 bay, 2 storey, windows on the south, one of which still has the original stained glass of the arms and crest of the Calcott family. Walter Calcott also built the School House, to educate the children of the local villages.

Charles I was said to have stayed here in 1642 before the battle of Cropredy Bridge, but it is now thought he stayed in a cottage outside as there was smallpox in the house.

The Calcott family sold the house in 1633 to the Taylor family, and in 1777 the house passed by marriage of Anne Taylor to John Loveday of Caversham. In 1799 he added the Georgian Wing to the west, partly to house his important library, and the south elevation was rebuilt in ashlar with sash windows to light the principal rooms, and a balustrade parapet added to harmonise the Elizabethan and Georgian parts. The sundial in the garden commemorates the marriage of Anne and John.

Accommodation summary

A rare and very exciting opportunity to acquire this Grade II* listed duplex apartment set within the most prestigious Williamscot House.

Upon entering the apartment, the spacious dining/sitting room has two windows that provide excellent natural light, one overlooking the courtyard and one overlooking the immaculate gardens.

A door leads to an inner hall which has a feature display cabinet and two further windows whilst a door provides access to the staircase which leads to the Second floor.

The kitchen has work surfaces, an integrated oven, a window overlooking the courtyard and a utility area.

There is an inner hall which has feature vertical beams and access to a useful study/bedroom three which looks out onto the courtyard providing a lovely view for anybody wanting to work from home.

Completing the accommodation on this floor is the bathroom which has a freestanding bath with more beautiful views being afforded over the communal gardens.



Seller Insight

“Before coming across Williamscot House, we had bought a house in Adderbury,” say the current owners of this stunning Grade II listed home, “which sounded perfect. Part of a Georgian Stable block, Oxford Ironstone, looking out over the deer park, in a lovely village. However, something was wrong and we never felt at home. Subsequently, my wife saw Williamscot House on the internet, and as soon as we walked in we said ‘Yes’ without needing to look around. The idea of living in part of a historic Elizabethan manor house in lovely grounds, close to the spectacular Cherwell Valley, sounded wonderful. The house has so much history - Charles I is even said to have stayed here on the eve of a Civil War battle!”

“Coming down the private drive the view down to the lake over the snowdrop meadow was splendid,” the owners continue, “and the first view of the house was imposing. Once inside, the property has a quirky interior with original Elizabethan beams, but quite large rooms with good headroom. There are lovely views of the Green court and the Georgian Wing garden from the sitting room and main bedroom. Wandering round the grounds it was so tranquil, and the view over the Cherwell valley gorgeous - not to mention the natural swimming pool! Unusually, there is a lot of storage both in the house and in the stable block, too.”

Since moving in, the owners have made various improvements to the property. “The house had not been well looked after,” they say, “so first of all we had to fix the roof. In the West Wing, we installed a new shower room between the bedrooms and installed a simple yet cosy kitchen. We continue to reside in the East Wing of the house, so can guarantee friendly neighbours!”

Outside, the property possesses as much charm as it does inside. “The garden is quite splendid, and a wonderful place to enjoy the peace and quiet all year round with its Georgian Orangery,” say the owners. “The house sits within 30 acres of unspoilt land, with sheep in our field below the house. Clipped yew hedges and a lovely walled rose garden complete the pretty picture, whilst and a natural chemical-free swimming pool is a wonderful luxury to have.”

The location of the property has much to offer too, giving the best of both worlds in terms of natural beauty and the convenience of amenities nearby. “Cropredy is just a short walk away,” say the owners, “with a useful shop, two pubs and a cafe. Banbury is a thriving market town with all facilities. Moreover, transport is so easy: there’s a bus to Banbury, with fast trains to Oxford (15 minutes), London (55 minutes) and Birmingham, and the M40 is 3 miles away. Blenheim and Stratford (or Bicester village at the other extreme) are close, with countless National Trust properties. There are many good schools close by, and for leisure time there is golf at Cherwell Edge, and racing at Stratford, Warwick and Towcester. Endless lovely walks on foot- and bridle-paths can be taken in all directions.”

“The rooms are spacious, and we love looking onto the lawn of the Green Court. We still get a thrill out of seeing the original Elizabethan beams!”

“The garden boasts 21 Apple trees, 6 pear, 2 plums, quince, apricot, greengage and a kiwi tree to keep home bakers and jam-makers happy!”

“We love to take a leisurely woodland stroll around the lake down to the Cherwell river and on to the Oxford canal, though there are countless other favourite walks in the area, too!”

We have had three wedding receptions on the lawn, which provides the perfect setting for festivities, plus jubilee celebrations for the village. We have also enjoyed many candlelit dinners in the Orangery, seating up to 20 people!*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













The Second floor has a window overlooking the gardens, feature beams and access to a lovely good sized bedroom with more natural light provided by the two windows.

From the landing, there is access to a Jack and Jill style shower room and a door leading to the second double bedroom which has exposed beams, a storage cupboard and a window.

The apartment also benefits from having a garage and two outbuildings which are ideal for storage.















OXFORDSHIRE

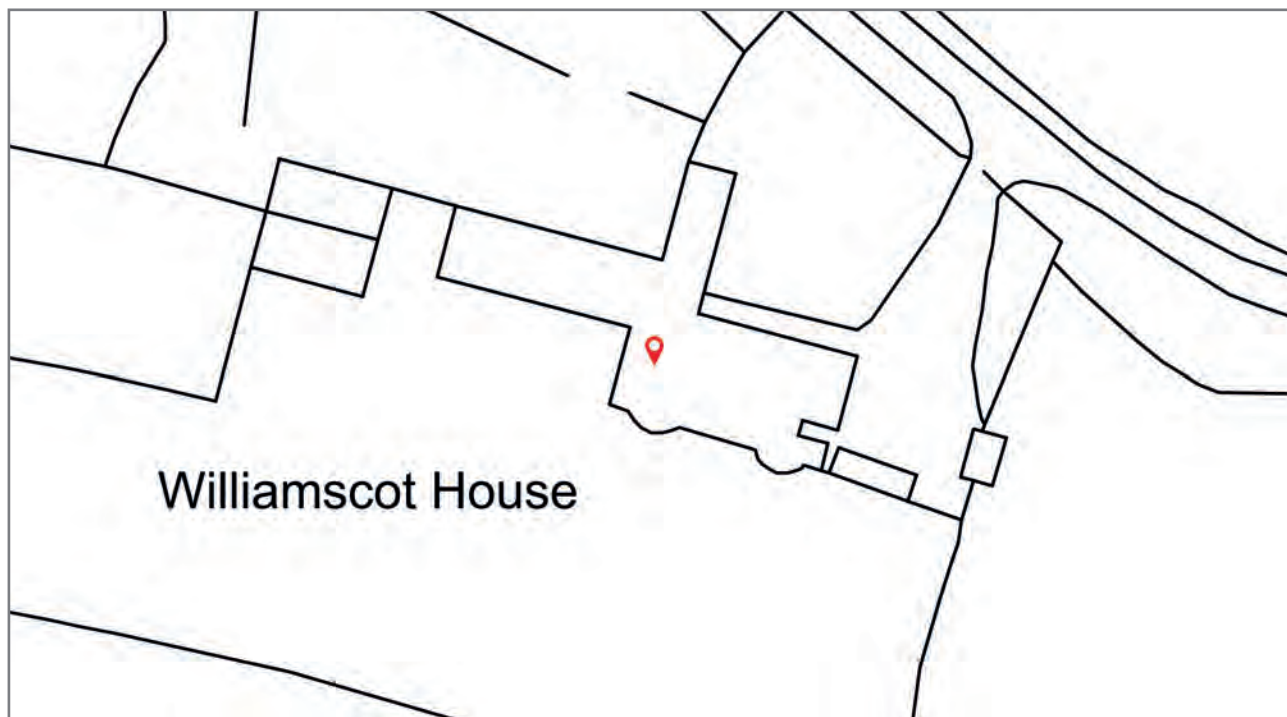
Oxfordshire is a county in South East England bordering on Warwickshire, Northamptonshire, Buckinghamshire, Berkshire, Wiltshire and Gloucestershire.

The county has major education and tourist industries and is noted for the concentration of performance motorsport companies and facilities. The University of Oxford is a world famous educational institution and one of the top two Universities in the United Kingdom.

The main centre of population is the city of Oxford. Other significant settlements are Banbury, Bicester, Kidlington and Chipping Norton to the north of Oxford; Carterton and Witney to the west; Thame and Chinnor to the east; and Abingdon, Wantage, Didcot, Wallingford and Henley-on-Thames to the south.

Places of Interest include the Ashmolean Museum, Cotswold Wildlife Park, Blenheim Palace, Dorchester Abbey and Hook Norton Brewery. Bicester is famed for its luxurious Outlet Shopping Village and Henley on Thames for the prestigious Oxford/Cambridge Boat Race, while Chipping Norton is one of the largest of the picturesque Cotswold towns.





Service Charge

There is a service charge that the owners of each dwelling pay £1250 per quarter which covers the maintenance of the shared gardens and the estate,

Location

Williamscot is located North of Banbury, just off the A361 and is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.

Local Authority

Cherwell District Council

Viewing Arrangements

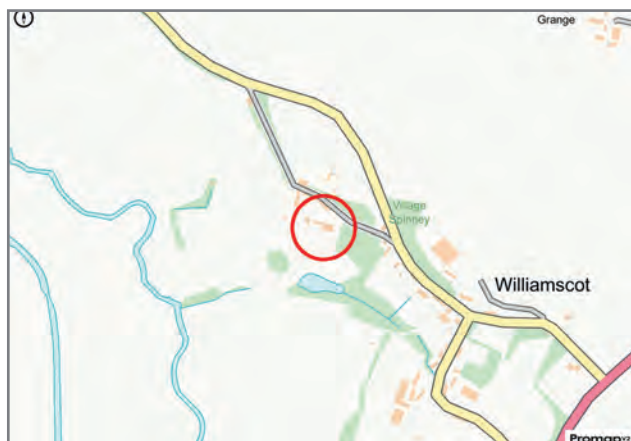
Strictly via the vendors sole agents Fine & Country on 01295 239666

Website

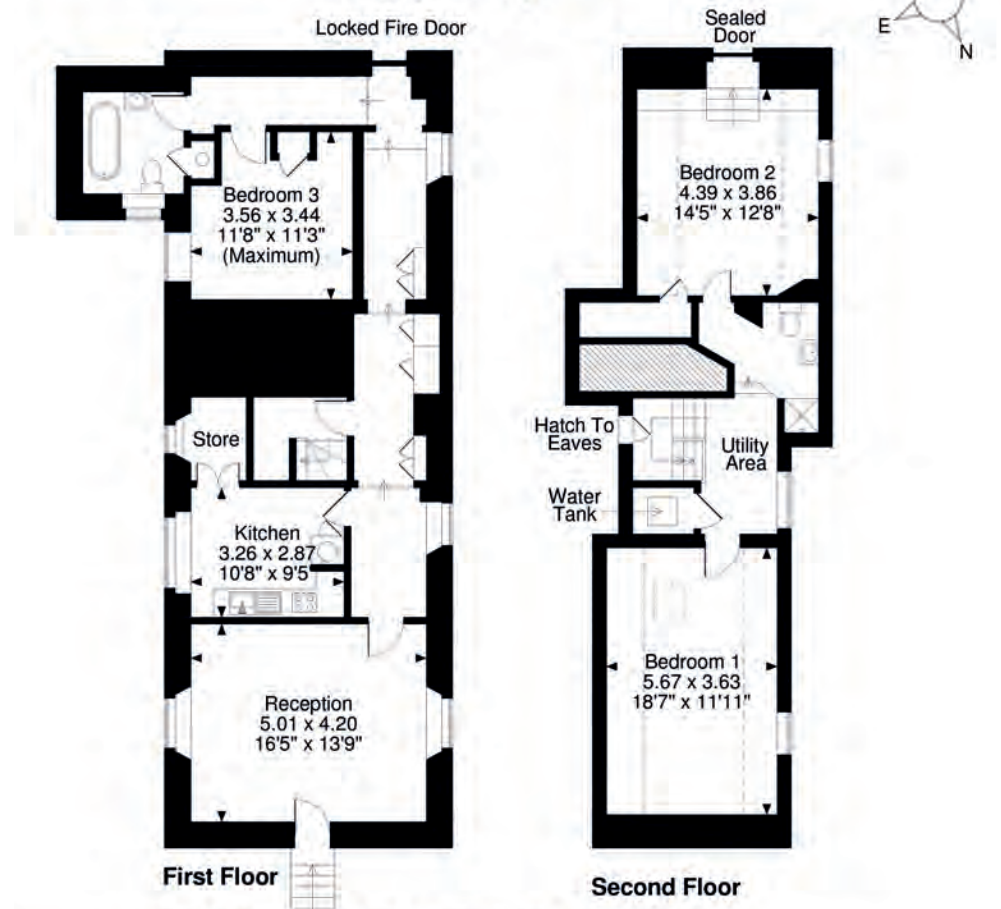
For more information visit www.fineandcountry.com/uk/banbury

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Closed



West Wing, Williamscot House, Williamscot, Banbury
Approximate Gross Internal Area
1300 Sq Ft/121 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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