

established 200 years

Tayler & Fletcher



3 Meadow Bank Close
Ascott-Under-Wychwood, OX7 6EQ
Guide Price £525,000



3 Meadow Bank Close

Ascott-Under-Wychwood, OX7 6EQ

Approached by a shared driveway 3 Meadowbank Close is an extremely well presented 4 bedroom semi detached stone property situated in the highly desirable Cotswold Village of Ascott-Under-Wychwood and nestled in a quiet non estate location. The surrounding area is known for its stunning countryside views and a strong sense of community, making it an excellent choice for those looking to enjoy a peaceful lifestyle while remaining connected to local amenities and transport links.

Viewing is highly recommended.

LOCATION

Ascott-under-Wychwood is an attractive residential village, on the edge of the Cotswolds and is in an area of Outstanding Natural Beauty in the Evenlode Valley. The village has a Parish Church, village hall with lots of clubs & activities, the private Windrush Valley Prep School, Community Shop and the highly regarded Swann Inn Public House. It is well placed for Burford and Chipping Norton (both about 5 miles), Witney (8 miles), Oxford and Banbury (about 20 miles each) and Cheltenham (27 miles) Main line trains (Paddington/Worcester) are available only 3 miles away at Charlbury. Ascott forms part of the 'The Wychwoods', thriving West Oxfordshire villages in the Cotswolds Area of Outstanding Natural Beauty. Ascott is also within easy reach of Soho farmhouse and Daylesford. Shipton provides a range of local amenities including a village shop and post office, petrol station, The Wychwood Inn, The Lamb Inn and The Shaven Crown Hotel. Shipton also has a village hall and doctors surgery and there are further shops and services including a primary school, dentist and library in nearby Milton-under-Wychwood. A wider range of facilities may be found in the nearby market towns of Burford and Chipping Norton, while the area's larger commercial centres of Witney, Oxford and Cheltenham are within easy

travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) from Charlbury every hour. There is also a limited service from Ascott-Under-Wychwood.

DESCRIPTION

This well presented four bedroom semi detached home is set in a non estate location in the highly desirable Cotswold village of Ascott under Wychwood. This home would suit a wide range of buyers including families, downsizers, investors or buyers looking for a 2nd home in the Cotswolds.

GROUND FLOOR

Upon entering the property you are welcomed by a spacious entrance hall providing useful storage for coats and boots, this leads to a further inner hall with doors to a comfortable sitting room with a feature fireplace and a cloakroom. Accessed from the sitting room is a light and spacious conservatory offering stunning views to the paddock and fields beyond, the accommodation is further enhanced by an open plan dining room also with stunning views which leads to a modern fitted kitchen breakfast room with oak worktops, oak floors and a useful water softener.

An integral garage can be accessed from the kitchen by a personnel door with





plumbing for a washing machine and tumble dryer.

FIRST FLOOR

Upstairs the accommodation includes four double bedrooms, the principle of which benefits from an en-suite with shower, and a separate family bathroom. A partially boarded loft is accessed from the landing providing useful storage along with an airing cupboard.

OUTSIDE

The property is approached by a shared shingle driveway, with parking and a single integral garage. Access to the rear garden is via a side gate leading to a useful covered walkway.

The west facing rear garden is mainly laid to lawn with a paved patio area ideal for entertaining and enjoying the stunning views to the paddock and countryside beyond.

These views are enhanced by the thoughtful positioning of a post and rail fence to the rear of the garden.

FIXTURES AND FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property.

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

COUNCIL TAX

Council Tax Band E - £2,937.34 per annum for the year 2025 to 2026



SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

TENURE

The property is Freehold

MATERIAL INFORMATION

Please contact Tayler and Fletcher for further information.

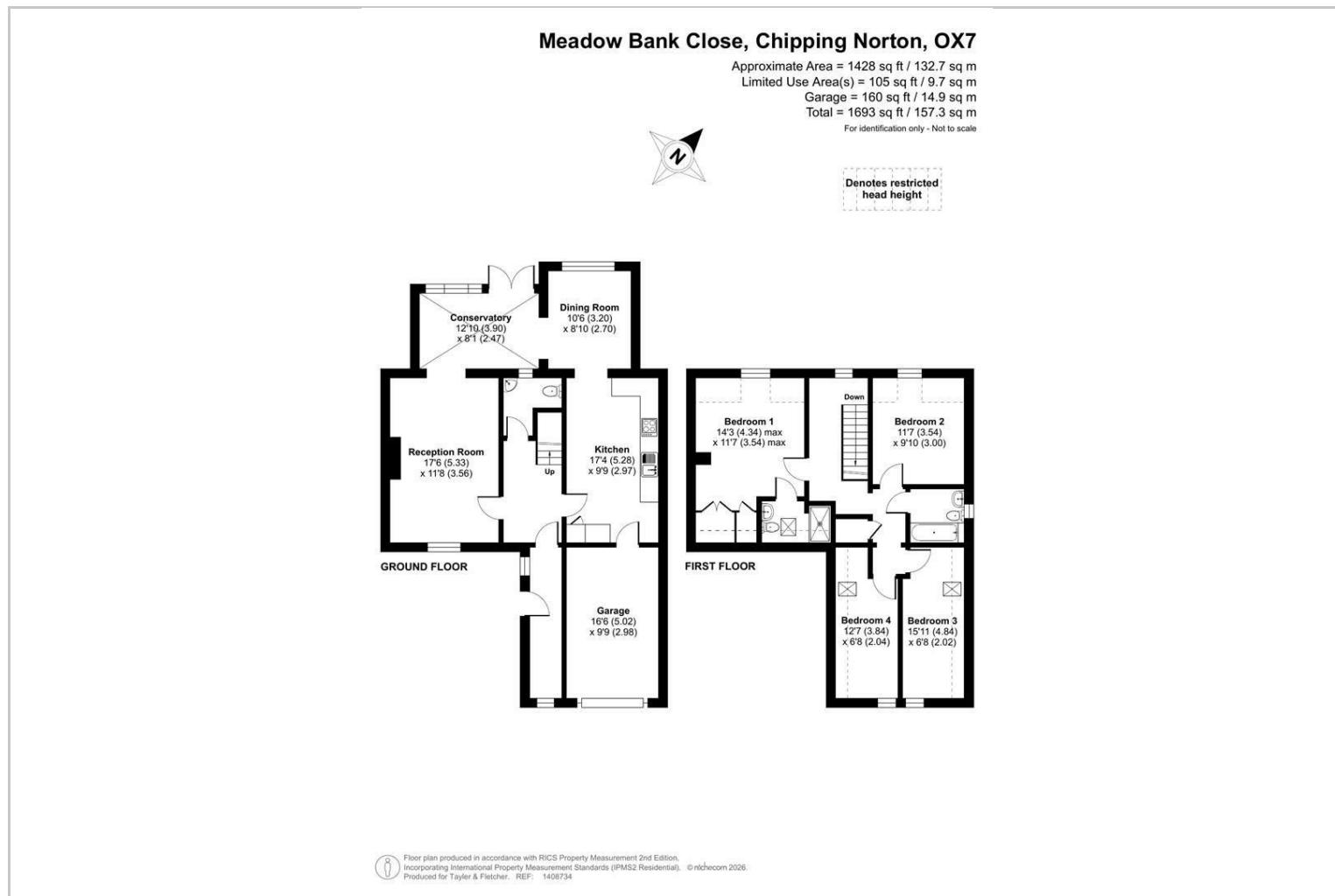
VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

WHAT3WORDS

[hydration.unwound.notebook](https://what3words.com/hydration.unwound.notebook)

Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			