established 200 years

Tayler & Fletcher

Maple House

Ascott-Under-Wychwood, OX7 6AF

Offers In Excess Of £875,000

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Maple House

Ascott-Under-Wychwood, OX7 6AF

Situated in the picturesque Cotswold village of Ascott-Under-Wychwood, this modern 4 bedroom detached house offers a perfect blend of comfort and style. Built in 2005, the property boasts a spacious layout with a beautiful landscaped garden.

With four well-proportioned bedrooms and a study, there is ample space for living and hosting guests. The three bathrooms ensure convenience for all, providing both privacy and comfort. The two inviting reception rooms offer versatile spaces that can be tailored to your needs.

LOCATION

Ascott-under-Wychwood is a highly desirable Cotswold village set within an Area of Outstanding Natural Beauty, surrounded by stunning countryside ideal for walking, cycling and dog ownership. The village is equidistant from the market towns of Chipping Norton and Burford and is within easy reach of Charlbury, which offers regular mainline rail services to London Paddington in approximately 1 hour 15 minutes. In addition, the village benefits from its own railway station, providing direct services to London Paddington and Worcester. The A40 is around 10 minutes away, offering convenient access to Oxford and Banbury (approximately 30 minutes) and Cheltenham (around 45 minutes). The village enjoys a vibrant community atmosphere with a well-used village hall hosting social events and clubs, a community-run village shop selling fresh bread daily and a good range of essentials, and the popular Swan public house, a well-regarded gastro pub. The Windrush Valley Prep School is within easy walking distance, and residents are further spoilt for choice with excellent amenities in the neighbouring villages, including shops, a post office, petrol station, doctors' and dental surgeries, a library and a selection of public houses.

DESCRIPTION

Beautifully presented and well maintained detached four bedroom home with flexible well proportioned accommodation. The property was built 20 years ago by well known local builders, Empire Homes to an extremely high standard throughout. Features include under floor heating to the ground and individually zoned areas with heating controls, replacement windows and doors, re-fitted bathrooms and surround sound to ground floor. The outside space has been recently landscaped and has wealth of mature shrubs and plants. There is a double garage with parking for two cars outside.

ACCOMMODATION

GROUND FLOOR

Canopy porch with front door to

Entrance Hall - with stairs to first floor, under stairs cupboard, wooden flooring and door to

Sitting Room - Double aspect room with Bi-Fold doors to rear garden, wooden flooring, feature fireplace (currently not in use)

Dining Room/Family Room - wooden flooring, double aspect.

Cloakroom - WC and basin.

Kitchen/Diner - Fitted with a range of units including integrated appliances,

wooden flooring, windows and door to rear.

Utility - with plumbing for washing machine, sink, gas fired boiler, door to side.

FIRST FLOOR

Galleried Landing - window to front.

Principle Bedroom - With window to front and side, walk in dressing room with shelving, door to Ensuite.

Guest Bedroom (2) - window to front, door to Ensuite.

Bedroom 3 - window to rear.

Bedroom 4 - window to rear.

Study - window to side.

Main Bathroom - Bath, shower, WC and basin.

OUTSIDE

To the front of the property is a double garage with electric up and over door to front, pedestrian door to rear, power and light.

Parking to the front of the garage. Mature flowers with plants and shrubs.

To the side of the property is pedestrian gated access leading to the rear garden which has recently been landscaped and includes tiled patio areas and mature shrubs and plants.

FIXTURES & 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. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

SERVICES

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

LOCAL AUTHORITY

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

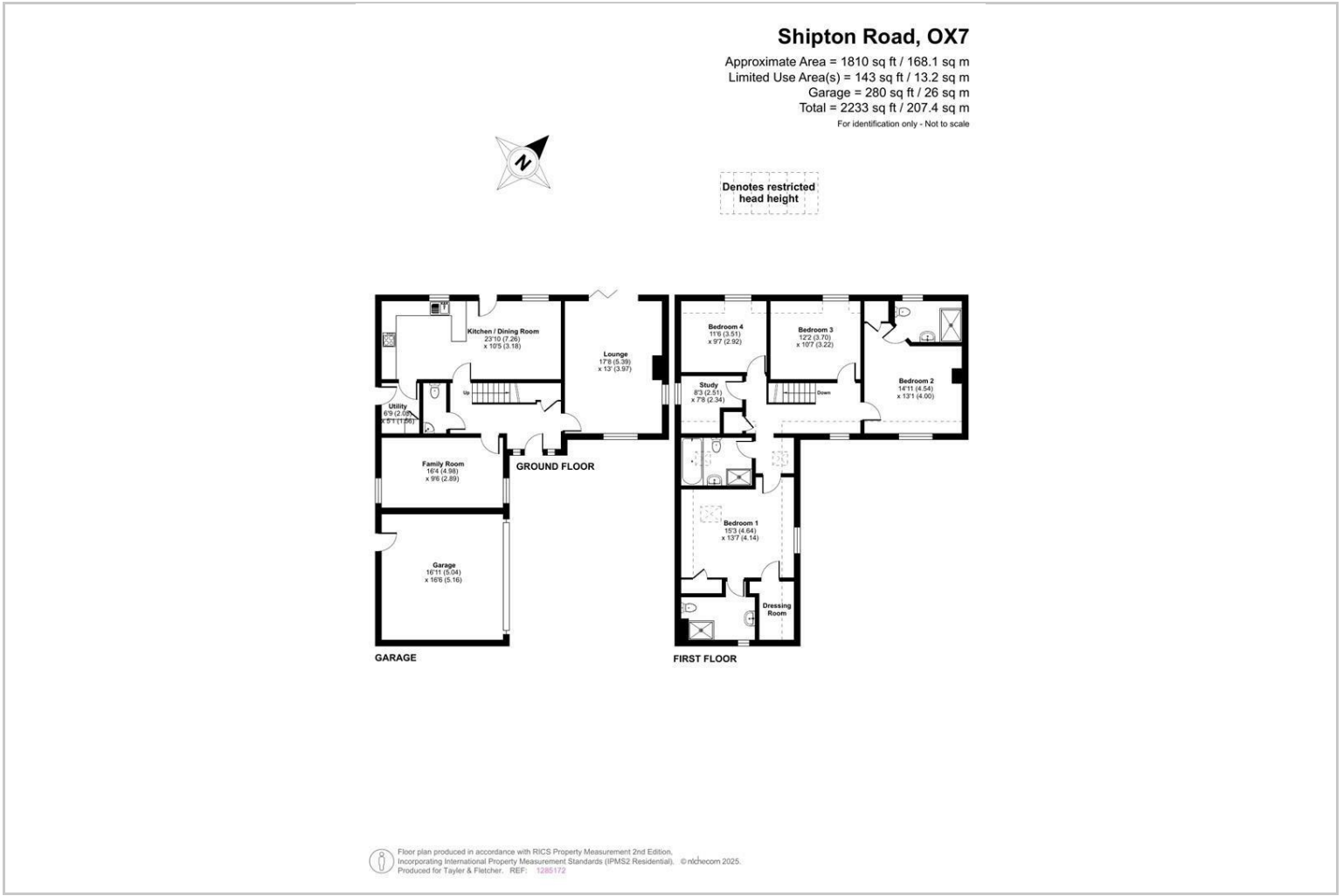
COUNCIL TAX

Council Tax band F. Rate Payable for 2025/ 2026 £3448.58

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.

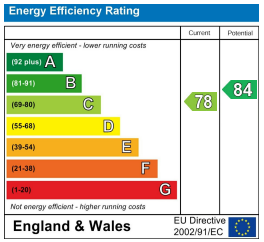
Floor Plan



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.

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