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Tayler & Fletcher



6 London Lane

Ascott-Under-Wychwood, OX7 6AN

Guide Price £875,000



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Spacious family house with flexible accommodation and large gardens to front and rear. The property has undergone complete refurbishment throughout to a high specification including new heating system, re-wiring and plumbing and yet still retaining some original features. The property benefits from ample parking, large gardens and a large outbuilding which could be used for a variety of uses including office or studio. Viewing is strongly recommended to appreciate the attention to detail throughout,

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 & cinema nights, small Private School, Community Shop and Public House. It is well placed for Burford and Chipping Norton (both about 5 miles), Witney (6 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 primary school, village hall and doctors surgery and there are further shops and services including a 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 and a request stop in the village itself.

DESCRIPTION

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ACCOMMODATION

Ground floor accommodation comprised entrance hall with original parquet flooring, stairs to first floor and window to side, under stairs cupboard and walk in coats cupboard.

Sitting room with picture window to front and fireplace with fitted wood burner.





Open plan kitchen kitchen/dining/living space with double sliding doors to rear and stone tiled floor. The kitchen beautifully fitted with ample storage, oak work surfaces and shelving and high quality built in appliances including integrated fridge/freezer, dishwasher, double oven and six ring gas hob and Belfast sink. There is a large central island unit with oak work surface over. Walk in cupboard housing gas fired central heating.

Door to additional entrance lobby with stable door to front, door to cupboard with hot water cylinder system and door to utility room with plumbing and drainage for washing machine.

Door from kitchen to inner rear hall with tiled floor, door to bathroom and door to sitting room/bedroom 4 (ground floor) with double patio doors to front and rear.

FIRST FLOOR

Stairs from hallway leading to first floor landing with two windows to side, doors off. There are three double bedrooms, and a large beautiful bathroom with dual aspect windows to rear and side.

OUTSIDE

To the front of the property is a large area of lawn with mature shrubs, double gates leading to the driveway providing ample parking.

The rear garden is mainly laid to lawn with mature tree. There is a large paved patio immediately adjacent to the rear of the property. Pathway leading to the large outbuilding.

OUTBUILDING

The outbuilding could have a number of uses including office or studio and

comprises two rooms with power and light double French doors to front and rear. To the rear of the outbuilding is a further area of garden and small stone outbuilding and views to rear over a paddock.

SERVICES

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

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.

LOCAL AUTHORITY

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

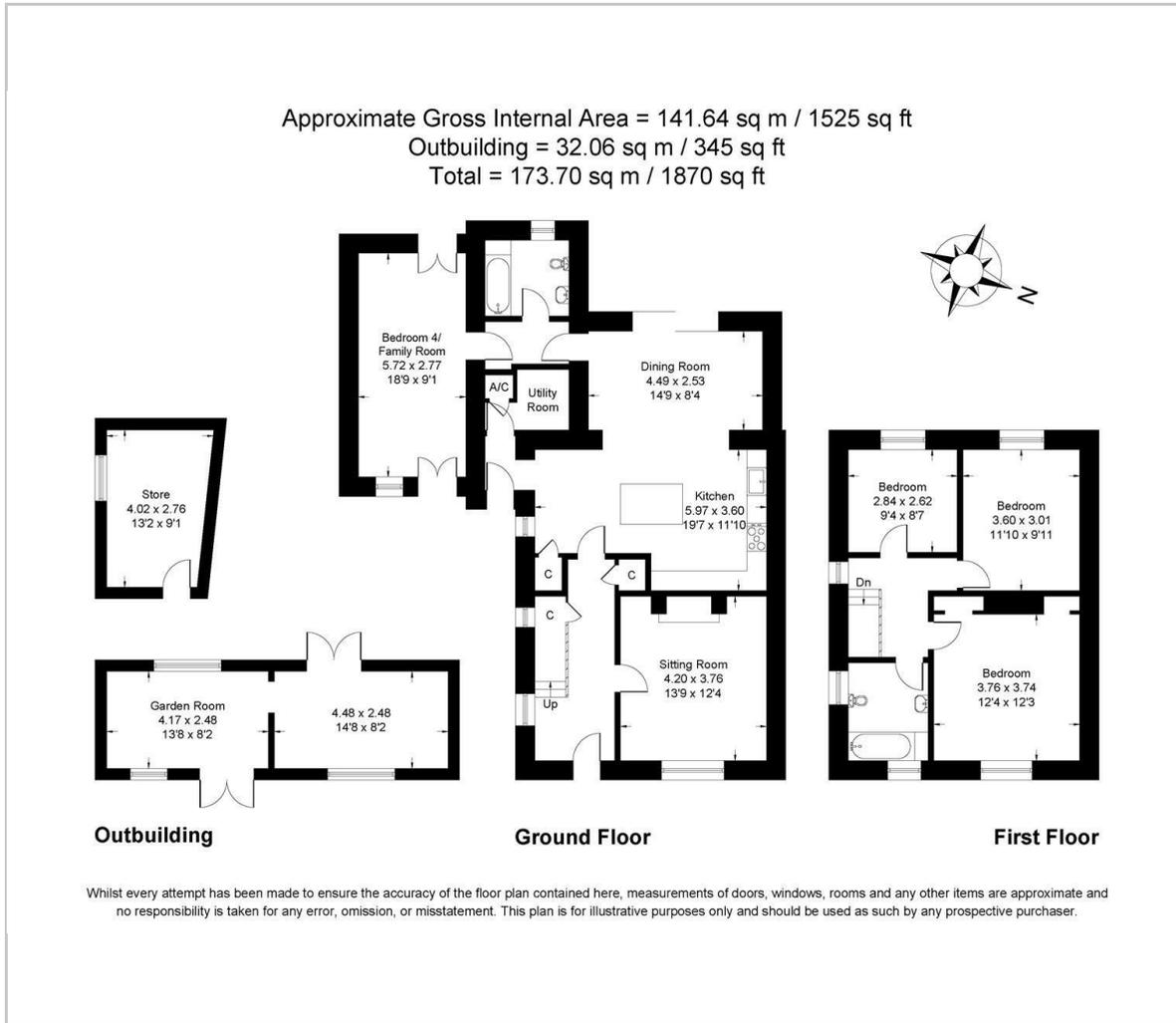
COUNCIL TAX

Council Tax band D. Rate Payable for 2022/ 2023 £1992.92

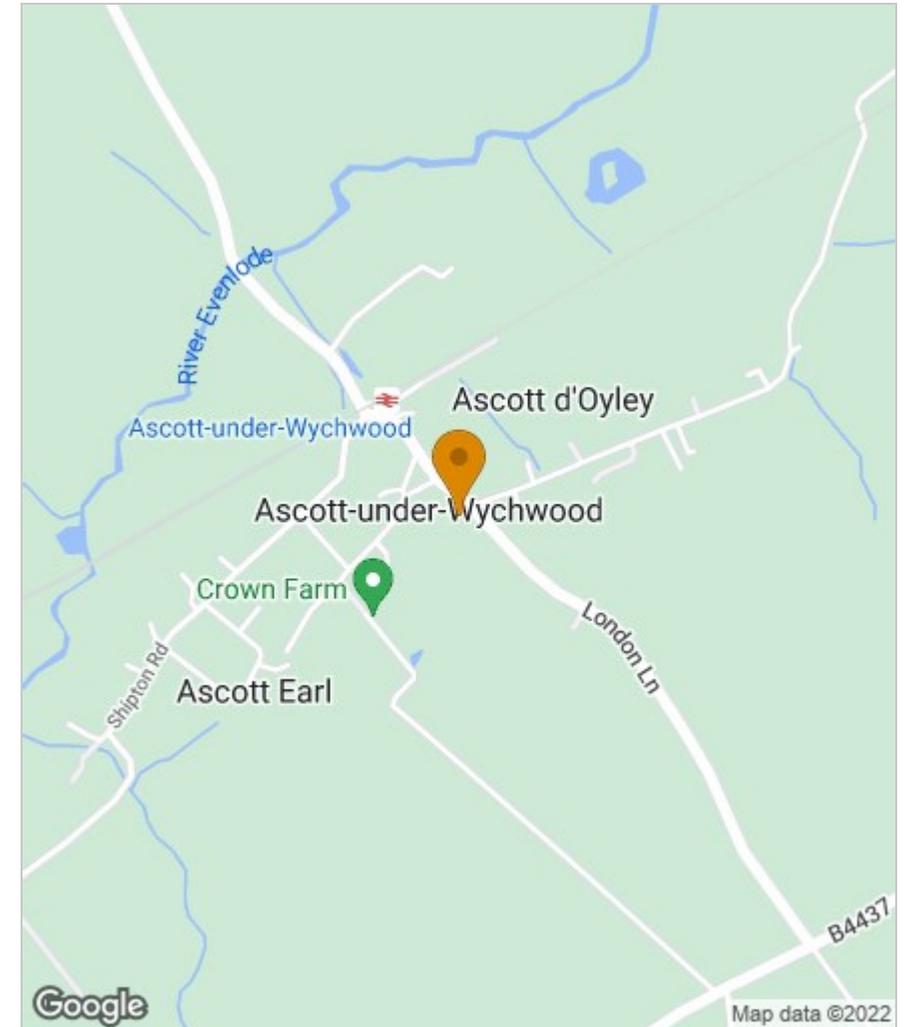
VIEWING

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

