



Williamscot  
Oxfordshire

Mark David  
ESTATE AGENTS



# WILLIAMSCOT

OXFORDSHIRE

*A superbly presented and recently refurbished, impressive four/five bedroom detached residence set in approximately two acres with countryside views.*

## **Brief Ground Floor Accommodation**

Reception Area & Hall, Dining Room, Sitting Room with Air Conditioning, Kitchen/Breakfast Room, Utility and Shower Room, Conservatory, Guest Bedroom with Air Conditioning & En-suite Shower Room, Two further Bedrooms.

## **Brief First Floor Accommodation**

Bedroom with Air Conditioning & En-Suite Shower Room, Further Double Bedroom.

## **Brief Outside Space**

Outbuilding One: Store/Workshop  
Outbuilding Two: Games Room/Two 12X12 Stables,  
Outbuilding Three: Store/Tack Room

In all about 3723 sq.ft./ 345.83 sq.m.

**Guide Price: £1,250,000**





### **Ground Floor:**

The property welcomes you with a spacious Reception & entrance hall leading into a double aspect sitting room featuring air conditioning & charming duel fuel wood-burning stove. A bright conservatory and a separate dining room offer excellent spaces for relaxing or entertaining. The impressive kitchen/breakfast room is beautifully appointed with integrated appliances, complemented by a practical utility room and shower room. The ground floor also includes a guest bedroom with air conditioning & en-suite shower room, two additional bedrooms (one currently being used as an office) and a well-appointed family bathroom.

### **First Floor:**

Upstairs, a generous landing leads to the principal bedroom complete with air conditioning & en-suite shower room, as well as a further double bedroom.

### **Exterior & Grounds:**

Set within approximately 2 acres, the property enjoys its own private entrance via 2 pairs of five-bar gates one set being electric and opening onto a spacious granite chipping driveway with parking for more than 10 vehicles.

To the left of the property, the driveway leads to a selection of outbuildings, including two 12x12 stables that have been thoughtfully converted into a stylish games room and bar which could easily be returned to two stables.

An additional outbuilding is used for storing garden machinery. In front of this area is a large seating area or yard and a small holding paddock.

To the right-hand side, a second driveway provides access to the paddock. This area also features a variety of outbuildings, including a workshop and storage spaces with power, water and lighting.

### **Gardens:**

The formal gardens are attractively landscaped and feature a paved patio area, complete with a covered outdoor kitchen and BBQ space, as well as a covered Jacuzzi area—ideal for entertaining. The rest of the garden is laid mainly to lawn, with access to both the stables and paddock.

Throughout the grounds, you'll find a variety of seating areas, outdoor lighting, and multiple electric & water points, enhancing the property's outdoor lifestyle appeal.

## Situation

Williamscot is a historic hamlet within Wardington parish, Oxfordshire, first recorded in 1166, known for Williamscot House, an Elizabethan manor built around 1568 by Walter Calcott, with Cropredy a 20-minute walk away. Cropredy is a lively, well served village with a good range of amenities including: Two Pubs, two Cafes, Shop, Post Office, Doctors Surgery and Dispensary, active Village Hall, Primary School, Church, and Chapel, and has a good array of sports clubs; Cricket, Football, Tennis, and the Canoe club.

Williamscot is some 4 miles north of Banbury, the nearest town, where a wide range of amenities can be found including supermarkets (M&S, Waitrose, Sainsburys, Tesco, Morrisons, Lidl and Aldi), shopping, restaurants, and cafes, ten pin bowling, sports centre, gyms, and cinemas. For commuters, Banbury has rail links to London, Oxford, Bicester, Bournemouth and Birmingham located at J11 of the M40 motorway.

## Distances

Banbury c. 4 miles  
Bicester c. 22 miles  
Stratford Upon Avon c. 32 miles  
Oxford c. 32 miles  
Birmingham c. 46 miles  
London c. 78 miles  
M40 - J11 Access c. 3 miles  
London via Bicester c. 55 minutes





## SERVICES

The property has gas fired central heating throughout. Mains water and electricity are connected to the property, with separate septic drainage tank.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

## TENURE

Freehold

## LOCAL AUTHORITY

Cherwell District Council  
Council Tax Band: E

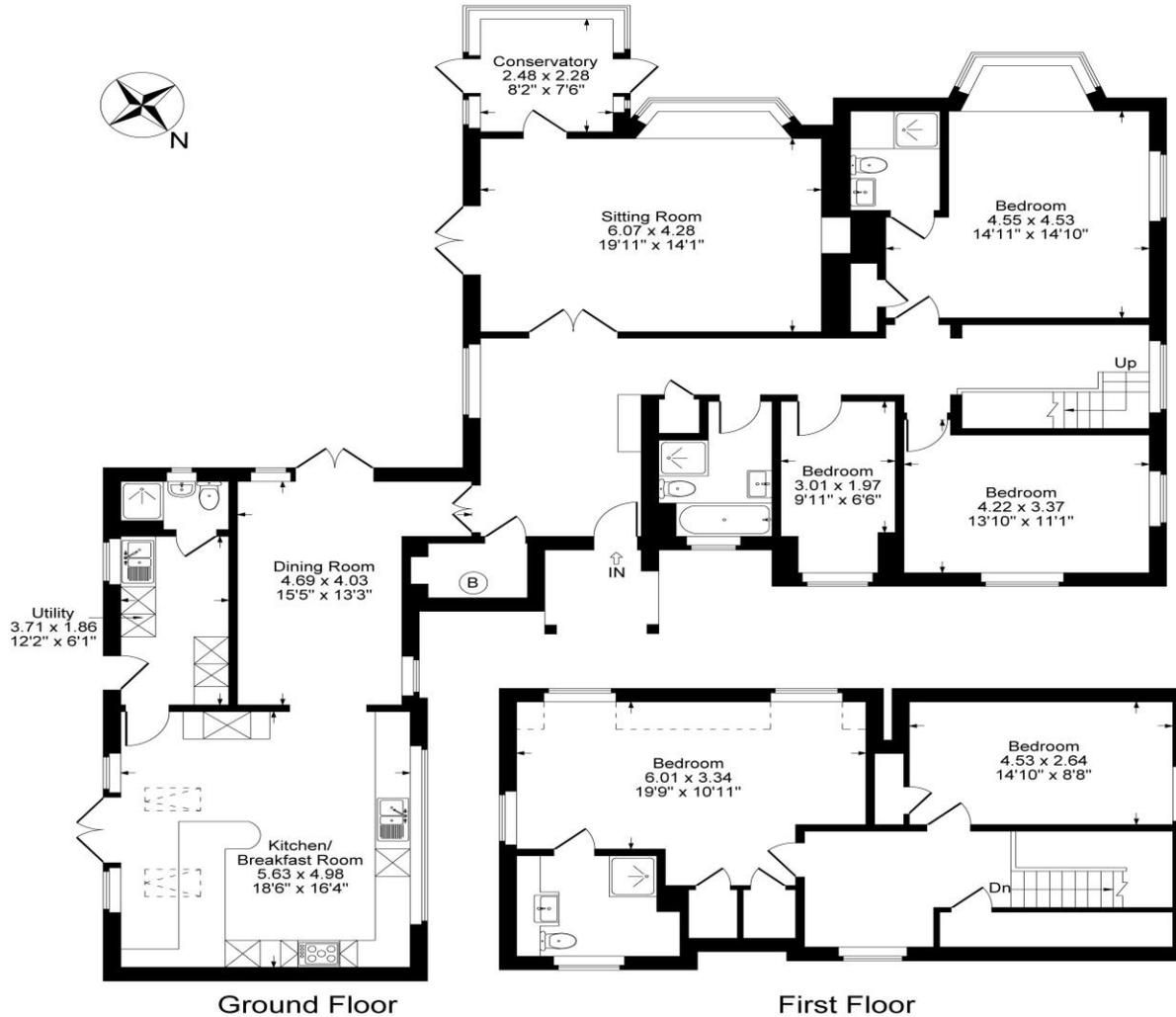
## VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington  
01869 338898

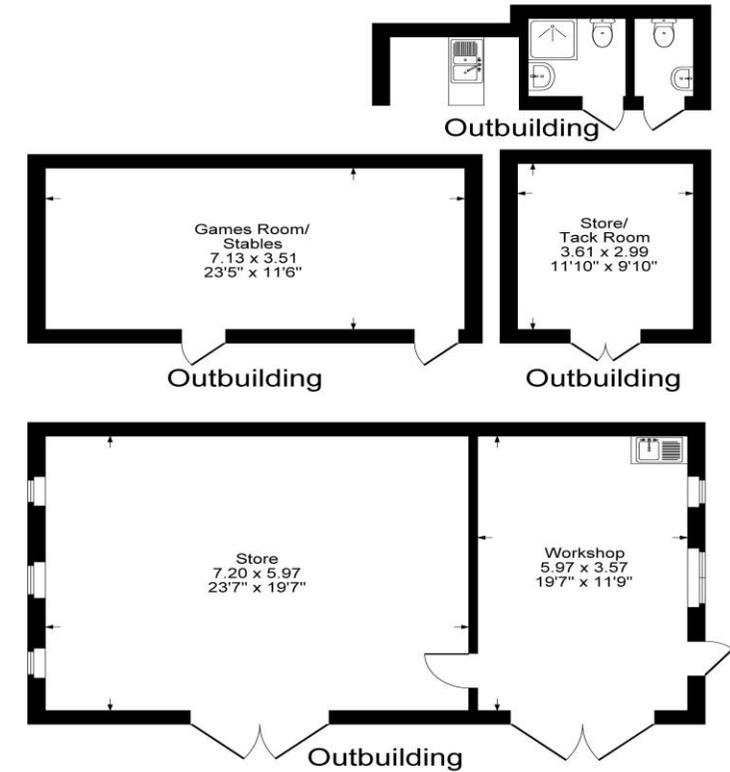
## BUYERS PURCHASE FEE:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.





Approximate Gross Internal Area  
 Ground Floor = 175.28 sq m / 1887 sq ft  
 First Floor = 61.10 sq m / 658 sq ft  
 Outbuilding = 109.45 sq m / 1178 sq ft  
 Total Area = 345.83 sq m / 3723 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



**Mark David**  
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Market House, Market Place, Deddington,  
 Oxfordshire OX15 0SB  
 Tel: 01869 338898  
 Email: deddington@mark-david.co.uk



Branches also at: Banbury, Chipping Norton & London

[www.mark-david.co.uk](http://www.mark-david.co.uk)  
[www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)

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