

WILLOW HOUSE
COTSWOLDS

Cotswolds

Willow House
Ascott
Shipston on Stour
W Warwickshire
CV36 5PP

A beautifully restored and immaculately presented Cotswold family home in this highly sought-after area of outstanding natural beauty.

Situated in the charming village of Ascott, Willow House is ideally placed being close to both Soho Farmhouse and Daylesford. This stylish property is the perfect home for a family looking to enjoy all the benefits of a sophisticated lifestyle along with the peace and calm of the Cotswold countryside.

This impressive house offers the following configuration:

- *Drawing Room*
- *Dining Room*
- *Kitchen/Breakfast Room*
- *Utility Room*
- *Boot Room*
- *Cold Room*
- *Study*
- *5 Bedrooms*
- *3 en-suite*
- *2 further bathrooms*
- *2 Bedroom Cottage*
- *Outbuildings*
- *Gym*
- *Car Port*
- *Garaging*
- *Attic Store*
- *Plant Room*



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The gardens and grounds are beautifully maintained and feature many mature trees. The landscaping has created a series of different garden spaces and a number of different sitting areas along with a large natural lake.





Though only a few moments from Soho Farmhouse, Daylesford and The Wild Rabbit, Willow House is set in a most tranquil area on the edge of a very pretty village.

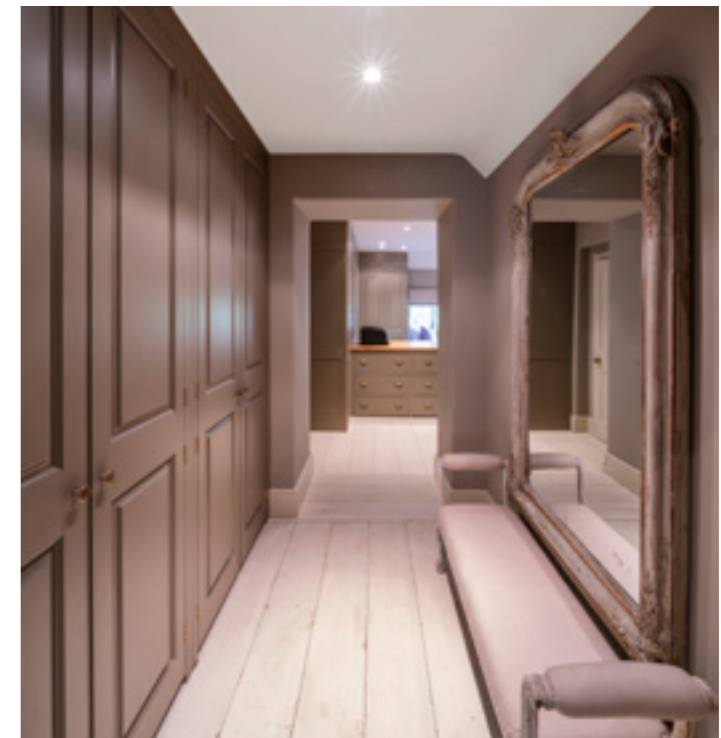






The kitchen and dining area flow seamlessly to allow for more casual or formal entertaining. The kitchen is fully fitted and includes a large Aga.





The first floor boasts a magnificent principal bedroom suite which includes a superbly fitted dressing room and exquisitely appointed bathroom.



Ascott, Warwickshire

Gross internal area (approx):

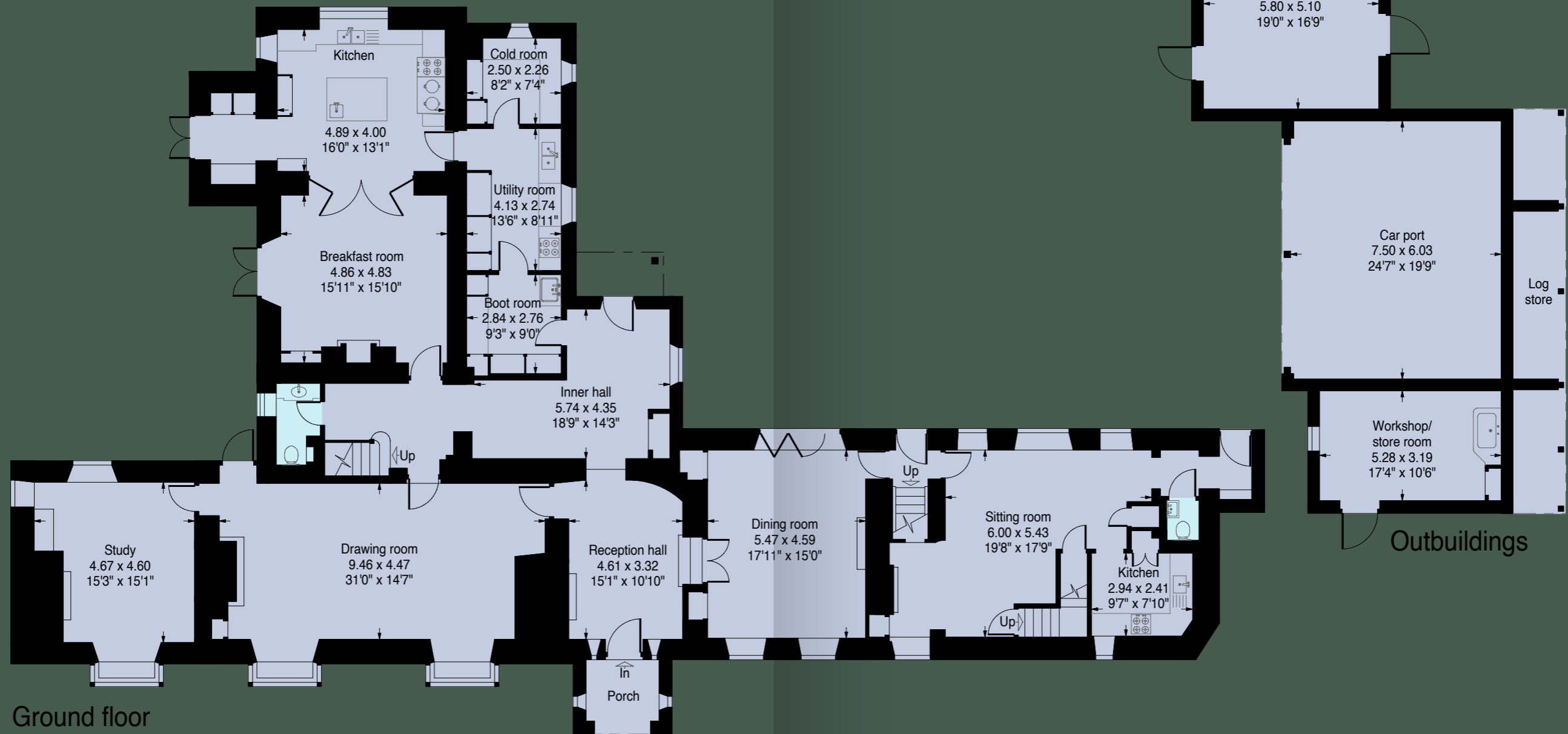
House - 620.1 sq.m. (6675 sq.ft.)

Excluding reduced height area below 1.5m - 29.4 sq.m. (316 sq.ft.)

Outbuildings - 116.3 sq.m. (1252 sq.ft.) including car port

Total 765.8 sq.m. (8,243 sq ft) (approx)

Plus full planning for a 2,000 sq.ft. (approx)
summer house with out door pool.



Ground floor

Outbuildings

For identification purposes only. Not to scale.

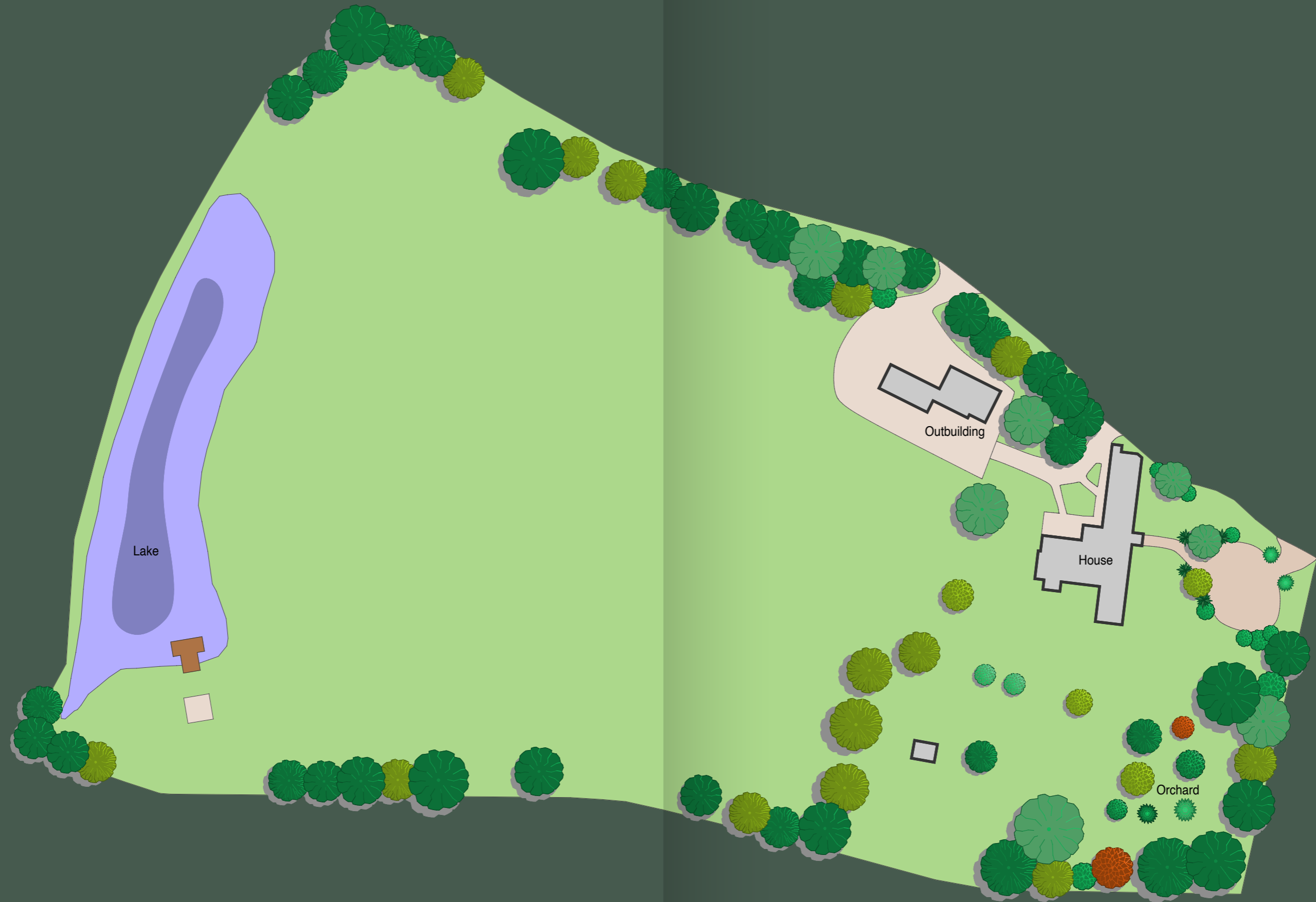


First floor

Second floor

For identification purposes only. Not to scale.

Ascott, Warwickshire
Approximate site area: 3 hectares (7 acres)



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Ascott is a very attractive hamlet situated on the edge of the Cotswolds, an 'Area of Outstanding Natural Beauty', in the Warwickshire countryside adjacent to the Oxfordshire border.



The neighbouring village of Whichford has a public house and village church and Long Compton, also nearby, has a post office/village shop and a primary school. Wyatt's Farm Shop is within 3 miles.

The local market towns of Shipston-on-Stour, Chipping Norton, Moreton-in-Marsh and Banbury are convenient for everyday requirements.

Secondary education is at Chipping Norton, Shipston-on-Stour, King Edward VI (boys) and Grammar School (girls), both Stratford-upon-Avon. Preparatory school at

Kitebrook, private schools at Warwick, Bloxham, Tudor Hall (girls) and Kingham Hill. Mainline railway stations at Banbury (13 miles) to London Marylebone (58 mins). Access to the M40 (J8) to London (J11) at Banbury.

Local leisure activities include golf at Tadmarton and Chipping Norton; racing at Stratford-upon-Avon, Cheltenham and Warwick; theatre at Stratford-upon-Avon, Oxford and Chipping Norton. Soho Farmhouse and Daylesford are less than 10 miles away,



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Photography by Joas Souza