



AMBLESIDE  
EPWELL, OXFORDSHIRE

**Hamptons**  
THE HOME EXPERTS





# *Large house with stables, grazing land and workshop*

**Ambleside, Church Lane,  
Epwell, Oxfordshire, OX15 6LD**

## **Freehold**

- **4 bedrooms**
- **Individual stone house**
- **Over 5 acres of land**
- **Countryside views**

An individual stone built detached family home located on the edge of the village. Surrounded by countryside and standing in grounds of approximately five acres of pasture grazing land, with stables and a substantial barn and workshop.

## **Features**

Inglenook Fireplace, Rural Setting, Barn and Workshop with Kitchenette and Shower Room, Block of 5 Stables.

## The Property

The current owners constructed the property in 2009 of local ironstone beneath a slate roof with hardwood double glazed windows and oil fired heating to radiators. The property offers well-appointed accommodation arranged over two floors.

## The Interior

A spacious entrance gives access to all ground floor accommodation and an Oak staircase leads to the first floor. The sitting room features an Inglenook style fireplace. The dining room overlooks the rear gardens. The kitchen is fitted with a range of base and eye level units, work surfaces, sink unit and built-in appliances. There is an adjacent utility room with rear access and a study/office.

On the first floor, the landing gives access to a total of four bedrooms, three of which feature en-suite facilities and in addition there is a separate family bathroom.





## Situation

The undulating countryside around Epwell is typical of this part of the county. Situated to the western side of the county in the North Cotswolds. The village lies sheltered below Orchard Hill and Epwell Hill with a road running down into it from Sibford Heath. The village offers a local public house, park, many footpaths, bridleways, small nursery, church and Radway Riding School. A wider range of amenities found at Tysoe, the Sibfords and Bloxham.

Primary Schools are located in Sibford (with transport from the village). Tysoe (approximately 3 miles), Shennington (approximately 2.5 miles) and Brailes (approximately 3 miles). Secondary schooling can be found in Bloxham (again with transport from the village) and Independent Schooling in Sibford (age 3 to 18 years).

The market towns of Shipston on Stour, Chipping Norton and Banbury offer more facilities. Mainline trains from Banbury to London/Marylebone (under the hour), M40 Motorway is via Junction 11 (Banbury) 9 miles and Junction 12 (Gaydon) 10 miles.

## Gardens and Grounds

Set back from the lane, a stone pier entrance leads along a block paved driveway and continues past the property to an attached double garage with power and light connected and continues to a further range of outbuildings and grazing with parking for several vehicles.

The front garden is enclosed and laid to lawn with a paved terrace adjacent to the property. To the rear of the house is a substantial Barn and Workshop with kitchen area and WC. There is also a store room with power and light connected and a machinery store. The rear gardens feature a paved terrace adjacent to the property with steps into formal gardens which are complemented by well stock flowering borders, a timber summerhouse and enclosed by mature hedging. There is a productive vegetable garden and a small orchard with a variety of fruit trees including apple, plum and pear trees. Behind the gardens are several enclosed paddocks with post and rail stock proof fencing and mains water supply and a stable block comprising of five stables with power, lighting and mains water supply.

## Directions

Leaving Banbury on the B4035 Broughton Road after a short distance turn right signposted to North Newington and proceed through this village and also through Shutford. Continue towards Epwell and upon entering the village, turn right to the village centre. Bear left at the green and then turn left into Church Lane. The property can be found on the left hand side.

## Additional Information

Services: Mains water, electricity and drainage.  
Local Authority: Cherwell District Council.  
Council Tax: Band F





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The Prime team would be delighted to show you around this property.

**Banbury**

01295 275885

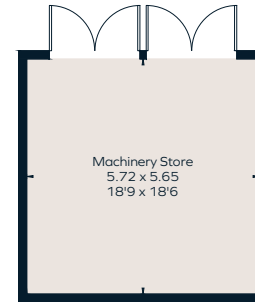
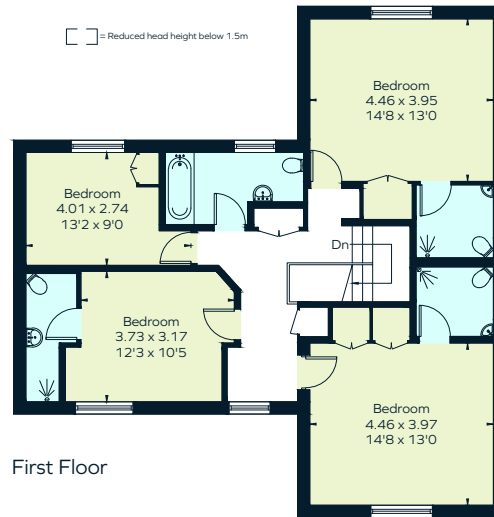
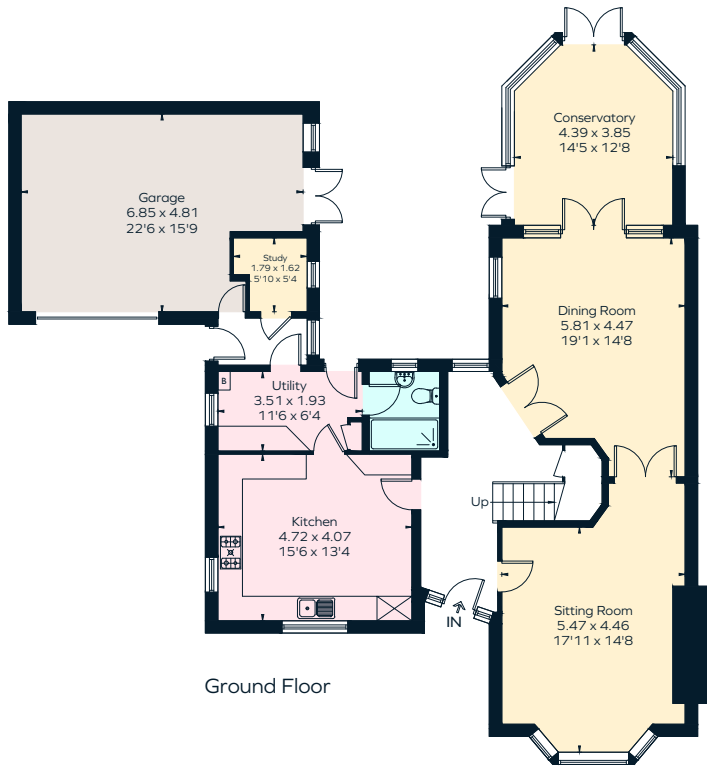
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**Prime**

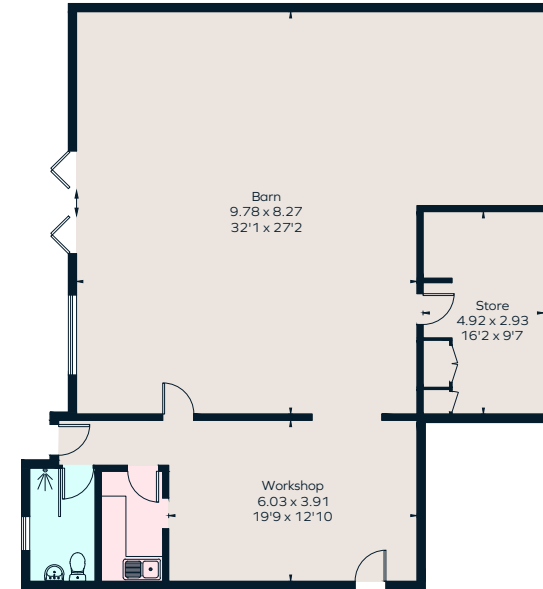
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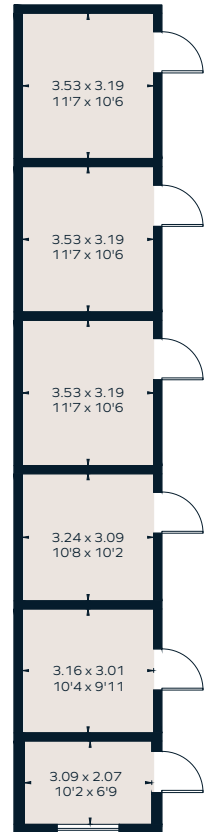
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Stables

## Ambleside

Approximate Area = 244.8 sq m / 2635 sq ft (Including Garage), Outbuildings = 243.2 sq m / 2618 sq ft, Total = 488 sq m / 5253 sq ft, Including Limited Use Area (2.0 sq m / 21 sq ft)

### For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

