



Wychwood Grange

Fordwells, Oxfordshire

Carter Jonas



Wychwood Grange  
Fordwells  
Witney  
Oxfordshire  
OX29 9PR

Secluded stone barn  
conversion in a Cotswold  
valley on the edge of  
Wychwood Forest.

Wychwood Grange provides a 10 bedroom  
barn conversion in a pretty Cotswold valley.  
Currently used as a well-established leisure  
business it is a superb venue for family  
holidays, celebrations, stag and hen parties  
and corporate events. Located in its own  
extensive grounds it has a host of attractive  
features around a courtyard setting.

In all extending to about 2.25 acres (0.91 ha).

For sale by private treaty as a whole.

Carter Jonas



**Location**

Wychwood Grange is 5 miles north west  
of Witney and the A40, 5 miles north east  
of Burford. The property has excellent  
access to a host of prime Cotswold  
locations including Daylesford, Chipping  
Norton, Great Tew and Charlbury.

**Amenities**

The nearby market town of Witney  
provides a good range of local shopping  
and facilities with more comprehensive  
services available in Oxford. Burford, The  
Gateway to the Cotswolds, is also only a  
short 15 minute drive away. The property  
is surrounded by open countryside, with  
far reaching views and good connections  
to a network of footpaths and bridleways.  
Recreational facilities in the area include  
Witney Lakes Resort and Spa, with 18  
hole golf course, Oxfordshire Outdoor  
Pursuits offering laser clay shooting and  
falconry, Huntersfield Equestrian Centre  
and Hardwick Parks watersports centre.  
Blenheim Palace is a stones throw away in  
nearby Woodstock, and racing is available  
at Cheltenham.



Overview

Set in 2.25 acres (0.91 ha) of well-appointed grounds Wychwood Grange is a 10 bedroom holiday let but with the relevant consents for use as residential accommodation. With exclusive use of a Games Barn, hot-tub and picnic tables it is a superb venue for family holidays, celebrations and corporate events.

The grounds include expansive and closely mown lawns suitable for a number of group activities, numerous fruit trees, far reaching views down a pretty Cotswold valley all lying opposite the historic Wychwood Forest.

Wychwood Grange

Wychwood Grange dates back to the mid 1800s, a Cotswold stone barn conversion with 10 bedrooms, 6 bathrooms, games barn and hot-tub.

The property has a vaulted and beamed sitting room with large inglenook fire place and wood burning stove. A newly fitted kitchen dines all guests together and includes an electric range cooker, American style fridge/freezer, an additional drinks fridge with bar, dishwasher and microwave. The property is heated with high efficiency electric radiators.

Bedroom 1 is wheelchair friendly with increased floor space, wider doors and leads to an ensuite with grab rails and open double shower cubicle. The remaining bedrooms are well appointed providing mainly double or twin rooms with a mix of en-suite and shared facilities.

A central courtyard is enclosed with high stone-walling/fencing and scattered with outdoor seating. A secluded spot on way to the main entrance. A well-appointed rear courtyard is accessed from both the kitchen/dining room and double electric gates from the lane. Laid to both shingle and patio this area currently includes a hot-tub, large picnic table, BBQ and planters.

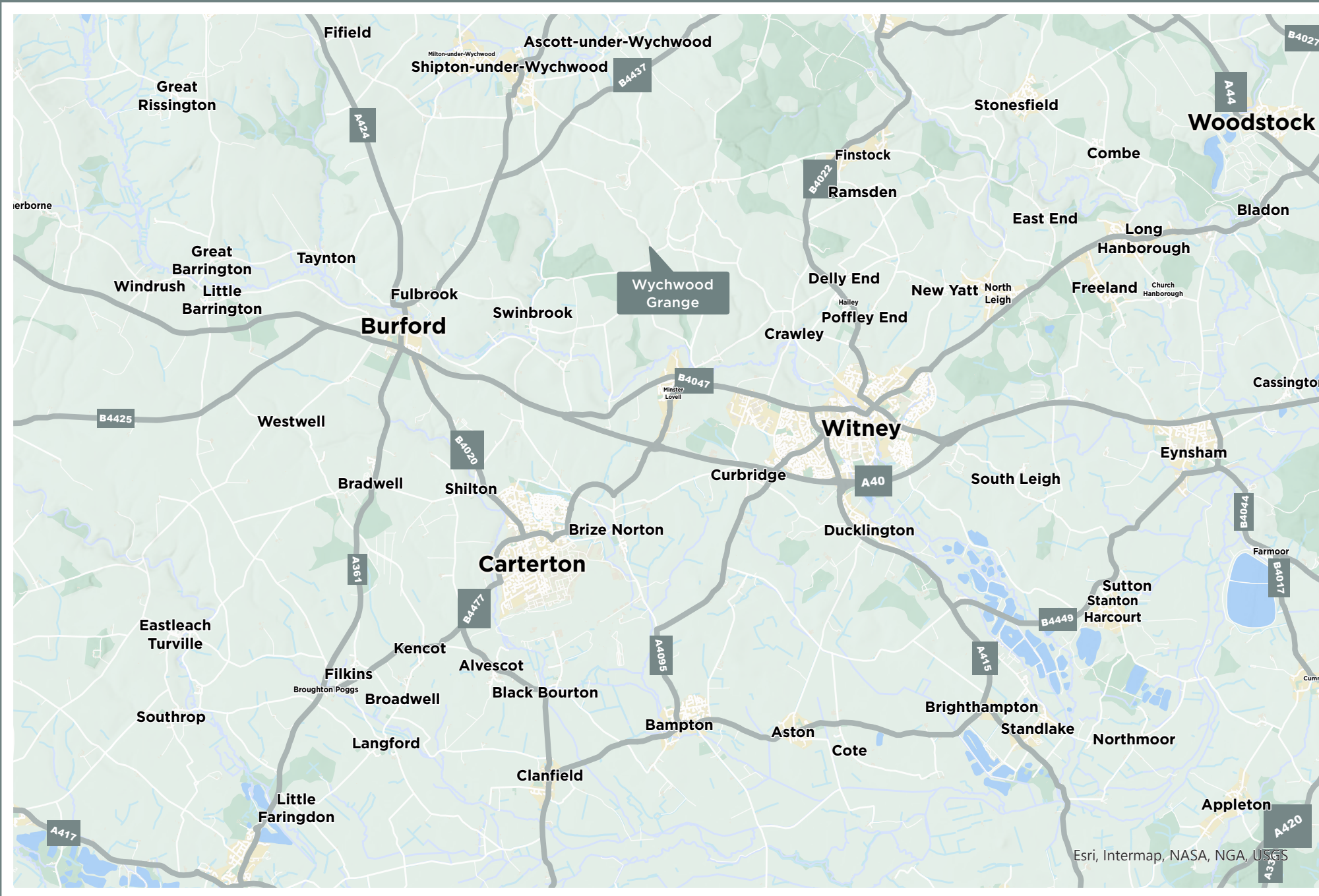
The Games Barn has a pool table, football table, air hockey, table tennis, seating and outdoor sporting equipment. The property can sleep up to 26 guests.

Ancillary

Adjacent to the Games Barn is a large laundry & cleaning equipment and grounds-maintenance machinery storage barn.







### Method of Sale

This property is offered for sale by private treaty as a whole.

## Tenure & Possession

Freehold and vacant possession available upon completion.

## Planning

The property has all relevant consents in place for use as a holiday let o residential house.

## Designations

Wychwood Grange is situated within the Cotswolds National Landscape and within a Nitrate Vulnerable Zone.

## Services

Barring drainage which is to a private system the property has all mains services connected.

## Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

VAT

Any guide prices discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or becomes payable by the purchaser) in addition to the purchase price.

## Local Authority

West Oxfordshire District Council  
www.westoxon.gov.uk

## Viewings

With the exception of footpath access viewings are strictly by appointment and to be accompanied by the Selling Agent.

### Directions

From Oxford take the A40 westbound towards Witney (11 miles). At the roundabout, leave the A40 via the second exit onto Downs Road. At the following roundabout take the third exit and continue on Downs Road (1 mile). Turn left onto the B4047 (0.5 miles) before turning right, and then right again onto Minster Riding (2 miles). Turn left into The Ridings (0.5 miles), and then left at the three-way junction onto an unnamed country lane. Turn right out of Fordwells village heading north, and the property can be found on the left.



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## Oxford Rural

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