

THE GRANGE

RAMSDEN, OXFORDSHIRE





The Grange

Ramsden, Oxfordshire

A Grade II Listed edge of village house with ancillary accommodation, outbuildings and stables, sitting in approximately 25 acres..

Ground Floor: Entrance Hall • Cloakroom • Drawing Room • Family Room • Dining Room • Snug
Kitchen/Breakfast Room • Study • Boot/Utility Room

First Floor: Principal Bedroom with Ensuite • Two Further Bedrooms • Family Bathroom

Second Floor: One en suite bedroom and a further bedroom

Annex: Sitting Room • Kitchen • Family Bathroom • Dining Room • Two Bedrooms • Bathroom

Outside: Pasture Land • Woodland with Shepherds hut • Stables • Swimming Pool with Pool House
Garage • Party Barn/office • Greenhouse • Car Port

The London Office

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Burford Office

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DESCRIPTION

The Grange is charming Grade II Listed house, situated on the edge of the picturesque village of Ramsden, offering a perfect blend of character, space, and countryside living. Set within approximately 25 acres of land, the main house is complemented by a two-bedroom cottage, party barn/office, garage, greenhouse and log stores. Further to the stone buildings, there is a barn with three internal stables and a store, a wooden stable block with two stables and a tack room, a greenhouse, and a carport, providing ample space for both outdoor activities and storage.

Upon entering the main house, you'll find an inviting entrance hall that leads to a series of well-proportioned living areas, including a drawing room, dining room, family room, snug, and study. The kitchen/breakfast room is ideal for both everyday living and entertaining, and there is a convenient boot/utility room for practical use.

Upstairs, the principal bedroom offers an ensuite bathroom, while two further bedrooms share a family bathroom and on the second floor is an en suite bedroom and one further bedroom. The layout of this home allows for flexible use of space, catering to modern family life while retaining the original charm and character of a period property.

Outside, the gardens have beautifully mature planting providing a glorious cottage style garden over the spring and summer months. The lawns lead down to the heated swimming pool benefitting from a small wooded changing room.

With extensive grounds, equestrian facilities, and a peaceful village location, this property presents a rare opportunity for those seeking both a beautiful home and a lifestyle immersed in nature and tranquillity.

The land is mainly fenced pasture with mains water to all paddocks and approximately seven acres of magical woodland with a clearing housing a shepherds hut. The perfect place to watch the wildlife.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage. Gigaclear available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with 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 quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000
W westoxon.gov.uk

COUNCIL TAX Band H

TENURE

Freehold



The Gallery

VIEWINGS

Please telephone Helen at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E helenw@butlersherborn.co.uk

DIRECTIONS (Postcode OX7 3BA)

From Burford take the A361 and continue through Fulbrook. Continue up the hill and turn right signposted to Charlbury. Take the second turning on the right towards Leafield and continue through the village of Leafield until reaching the B4022 and turn right. Take the next left and continue in to the village of Ramsden. Turn left after the war memorial and continue along Wilcote Lane until you reach The Grange on the left hand side.

what3words: ///offerings.increment.prepare



Pubs

The Royal Oak, Ramsden – within walking distance
The Plough, Finstock – 1.4 miles



Schools

Finstock Primary School, Finstock – 2 miles
Windrush Valley School, Ascott-under-Wychwood – 6 miles
Dragon School, Oxford – 13 miles



Train stations

Charlbury – 4 miles
Oxford – 15 miles



Members Clubs

Estelle Manor – 4 miles
Soho Farmhouse – 12 miles
Daylesford Farmhouse 13 miles



Disclaimer 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: March 2025. Particulars written: April 2025. Brochure by wordperfectprint.com

The Grange – Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			72
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient • higher running costs			

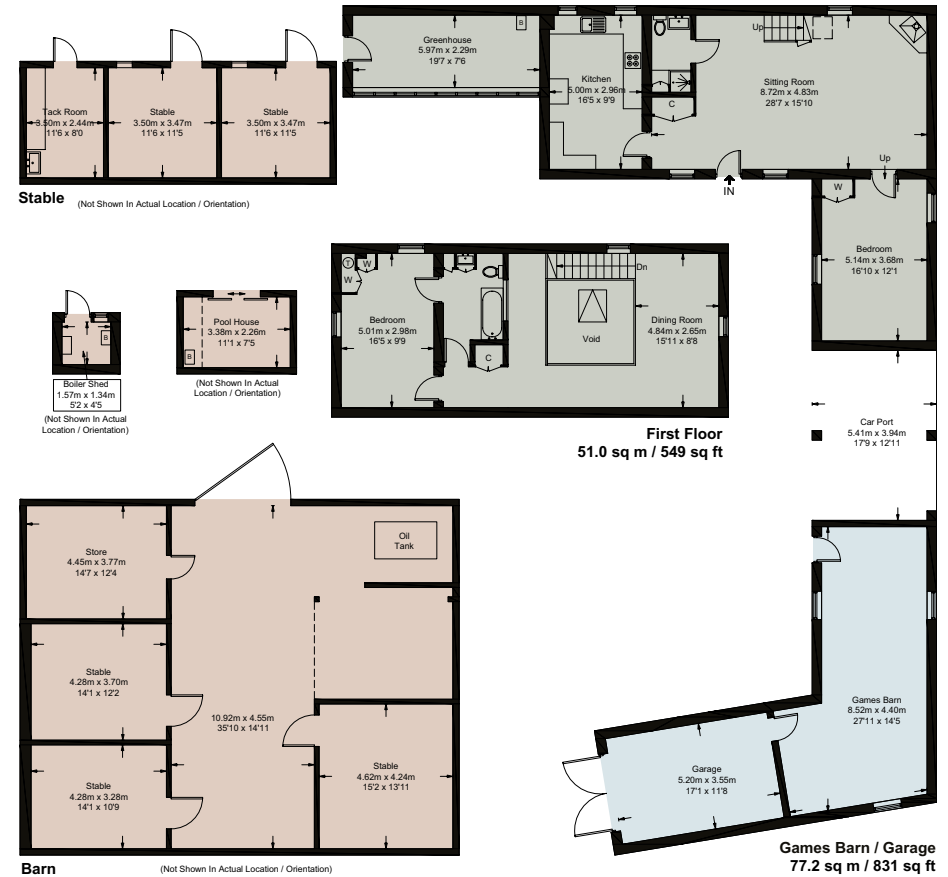
The Gallery – Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient • higher running costs			





Approximate Gross Internal Area = 435.8 sq m / 4691 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1175226)



Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft

Outbuildings = 256.7 sq m / 2763 sq ft

Total = 384.9 sq m / 4143 sq ft

(Including Garage / Excluding Void & Car Port)



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Sherborn