



Shipton Court, Shipton-Under-Wychwood



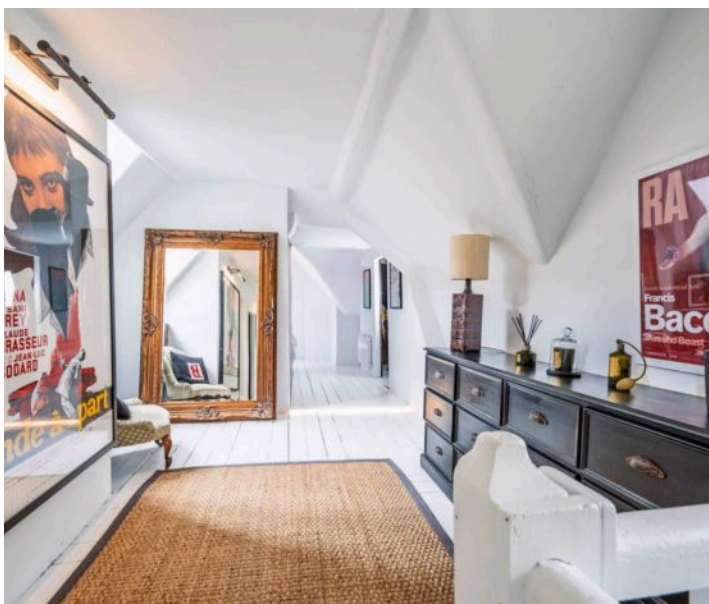
Nestled just east of the High Street in the charming Cotswold village of Shipton-under-Wychwood, Shipton Court is a magnificent Grade II* listed Jacobean country house dating back to circa 1603. Enclosed by a traditional stone wall and approached via a short private drive, the estate now comprises an exclusive collection of apartments and houses, surrounded by gardens landscaped by Paul Thomas. This elegant two-bedroom apartment is located within the main house and accessed via a grand communal hallway, with the option of a private lift or staircase leading to the entrance. Inside, the light-filled and unusually shaped hallway wraps around the building's original chimneys, offering generous space for furnishings and built-in storage.

At the southern end of the apartment, a dual-aspect kitchen and dining room features integrated appliances (including fridge/freezer, oven and hob), ample room for a dining table, and bespoke built-in seating beneath the window, perfect for entertaining and views across the grounds.

Off the hallway, a contemporary wet room benefits from a walk-through feature shower and striking designer fittings. The spacious living room offers a cosy retreat, with exposed timber beams, built-in storage, and a charming, recessed bay window ideal for a reading nook.

The apartment's north wing is dedicated to sleeping quarters. There are two well-proportioned double bedrooms, including a generous principal bedroom full of original character. Exposed beams, brickwork, a fireplace, and fitted shelving all contribute to its warm and inviting feel.

A second bathroom completes the apartment, uniquely styled with solid wood panelling and a raised bath positioned beside a window that frames far-reaching views of the surrounding countryside.







Fully refurbished over recent years to an exceptional standard, the apartment features designer wallpapers from *House of Hackney*, *Timorous Beasties*, and *Farrow & Ball*, blending period charm with contemporary flair.

EPC: E

Council Tax Band: C

Tenure: Leasehold

Years remaining: 952

Service Charge: £300 per month

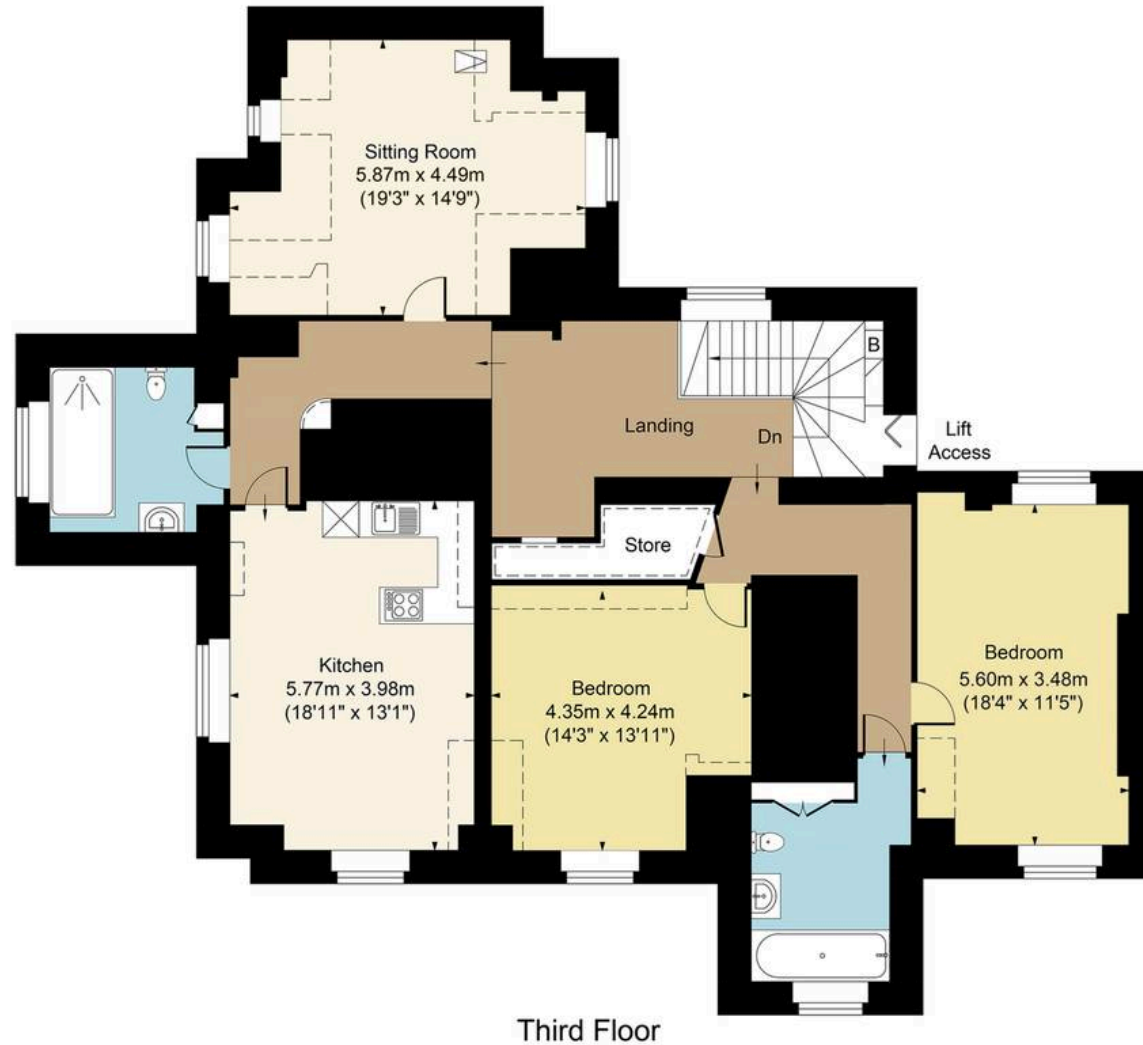
Shipton Court stands within expansive Grade II listed formal gardens, designed by Paul Thomas, for the exclusive use of residents. The apartment also benefits from a private garden just a short stroll away, and two allocated parking spaces.

Steeped in history, Shipton Court was built by the Lacey family around 1603 and remained in their possession until 1663, when Sir Compton Reade acquired it. The estate stayed in the Reade family for over two centuries, with notable moments including its bequeathment to a loyal footman in 1868 and its requisition by the military during WWII. In 1977, the house was sensitively converted into a limited number of private residences.

The village itself offers a thriving community and excellent local amenities, including the Wychwood Wild Garden, The Lamb Inn, and Rise & Flour Bakery. The renowned Soho Farmhouse is also just a 20-minute drive away.

There is the potential to purchase both properties together and combine the apartments.

Main House Approx. Gross Internal Area:- 153.8 sq.m. 1655 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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