



WILLOW COTTAGE,  
The Dickrege, Steeple Aston, Bicester







# PREFACE.

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Main House:

Ground Floor:

Entrance Hall | Drawing Room | Dining Room & Study | Kitchen & Pantry  
Downstairs Cloak & Flower Room | Conservatory

First Floor:

Principal bedroom with bathroom | Three further bedrooms | Family  
Bathroom | Pull down steps to extensive loft storage

Outbuildings:

Garden Office/Studio with Utility Room | Workshop | Garden Shed |  
Additional storage

Gardens and Grounds:

Approximately 0.24 acres

For sale Freehold:

Main House = 194 sq m / 2,088 sq ft

Outbuildings = 33 sq m / 355 sq ft

Total Area = 227 sq m / 2,443 sq ft



## WHY WE LOVE WILLOW COTTAGE.

‘An idyllic gem - ideally placed for leisure and pleasure - just a stone’s throw away from the glorious William Kent-designed Gardens at Rousham and within striking distance of Blenheim Palace, Bicester Village and Soho Farmhouse. Willow Cottage possesses all the style and comfort of a classic English Country House, distilled on a charmingly cosy scale’.





Willow Cottage is an exquisite country residence, nestled in privacy on a quiet country lane in Steeple Aston, one of Oxfordshire's most sought-after villages - complete with village shop, post office and popular pub. Living here offers the best of both worlds - that of a countryside retreat, but with easy access to London - either via a

50 minute rail journey on the Chiltern Line from Bicester; or a commute to Oxford (and thence beyond) from Lower Heyford Station, less than a mile from the property. Lovingly restored and beautifully decorated by its current owners, the extended mid-19th century home exudes charm and character, combining sophisticated style with modern, well-configured design.

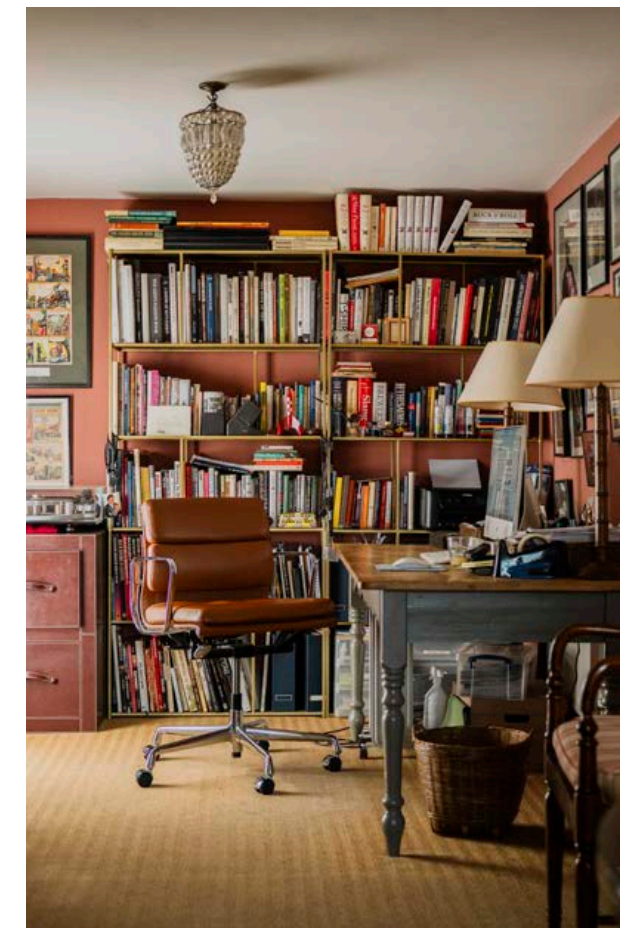
## DOWNSTAIRS

Stepping inside the wisteria-clad property, the house opens into what was originally the main part of the building and is now a large, warm and inviting entrance hall, where the grey Welsh slate floor is teamed with the lush burgundy and slate shaded Colefax & Fowler *Celestine* wallpaper. Clever use of space has created a walk-in pantry, a good-sized coat & boot cupboard and a cloakroom/flower room leading to a compact, French-style working kitchen which the owners' son - himself a restaurateur - describes as a 'chef's kitchen'.

The inner-hall leads to a large space (previously two rooms) now knocked-through to create a study/library at the far end, with the rest of the space used as the cosy 'winter' dining room with a Chesney's log-burner stove. The sash window - complete with cushioned window seat - looks out over the courtyard. A separate entrance door from the study leads out to a terrace which enjoys the morning sun and is a tranquil place for sitting out. Steps lead up through a secluded kitchen garden area to an extensively and stylishly renovated garden office/studio - complete with wi-fi, hi-fi, bookshelves and yoga mats. There is a separate WC and utility room for all the family washing and, being

fitted with a Belfast sink, it's also a great space to wash the dog!

Back in the main entrance hall, turning right through an archway brings you to the well-proportioned, elegant sitting room. A second Chesney's wood burning stove helps create a space that works well across the seasons in the event the household's efficient gas central heating isn't in use. The comfortable room is decorated with a clear eye for detail and design, with many of the owners' substantial collection of books stacked in OKA's tall *Anastasius* bookcase units. The sitting room looks over the main garden, and at the far end, opens through double-doors into the versatile, light-filled Conservatory. Often used as a breakfast room and for summer lunches - as well as being additional indoor party space - the Conservatory doubles-up as a second reading/writing room for the author owner. Windows are fitted with Appeal Blinds, the door curtains are from Volga Linen, the impressive central chandelier is from Vaughan and more OKA bookcase units house her fashion, art and design books. French doors lead out to a large, York Stone paved terrace - the hub of the home's substantial outside dining and entertaining area.



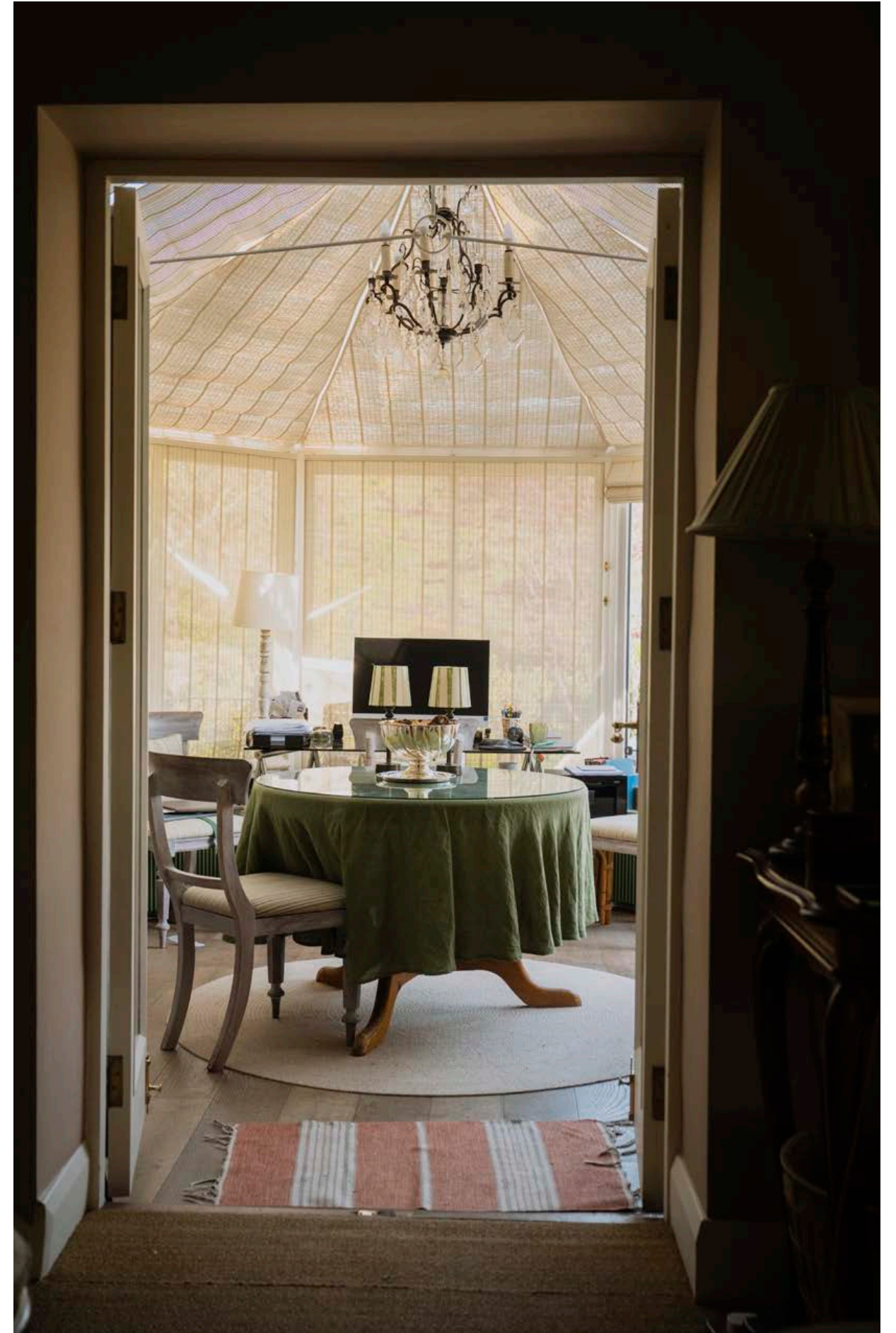








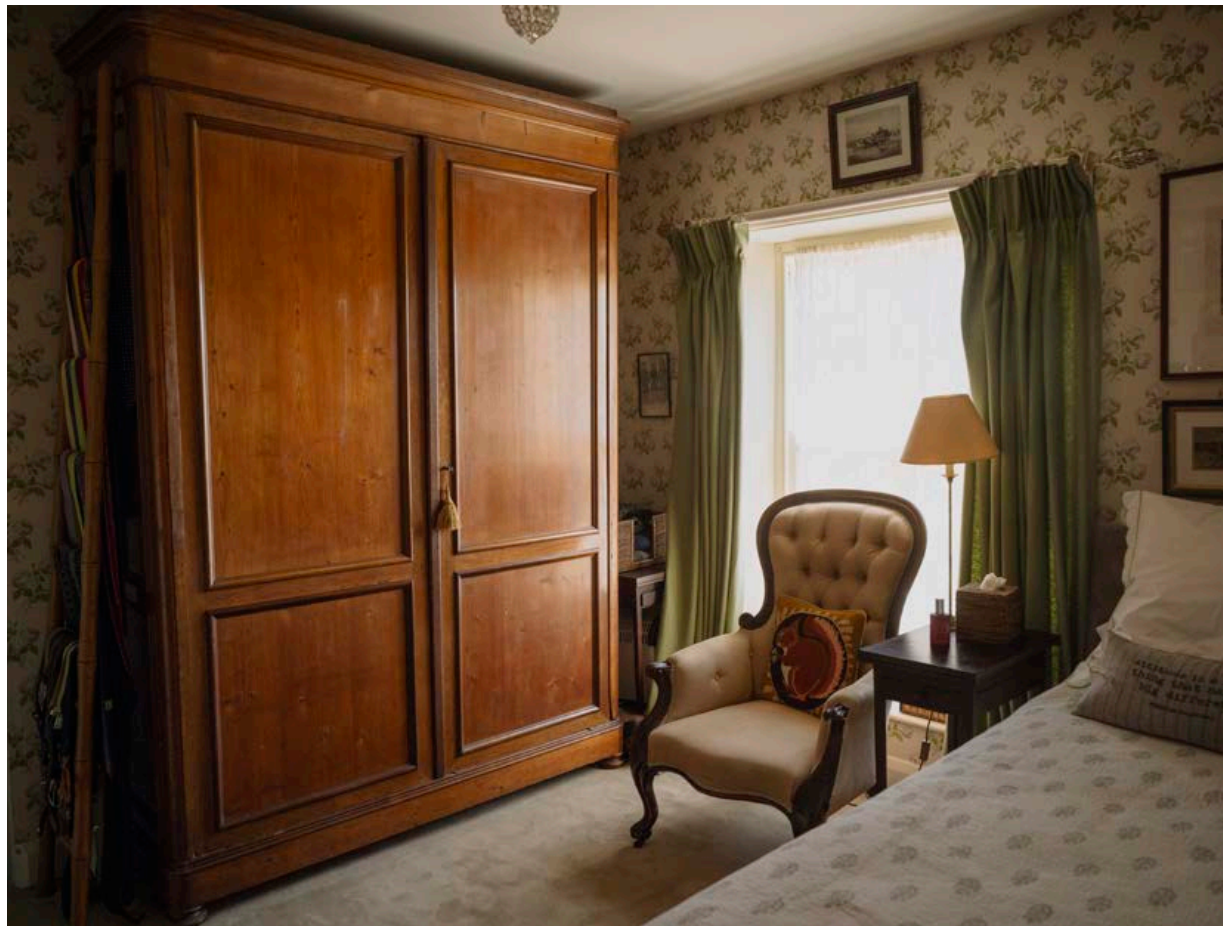












## UPSTAIRS.

Willow Cottage has two staircases. The first is in the entrance hall and leads up to the 'guest' side of the house where there are two comfortable bedrooms and a bathroom. It creates an entirely self-contained area for friends and family who can use their own entrance and stairs to fulfil any craving to raid the kitchen. The second staircase - fitted with a green striped Roger Oates runner - leads up from the sitting room to a large landing, where the owners have set up a hotel-style 'tea station' alongside their exercise bike. This area is the owners private retreat and features the impressive principal suite of large bedroom - with windows over-looking the gardens - and an adjoining bathroom with large shower unit and fitted linen cupboard, linked to a well-proportioned dressing room containing a double truckle bed for any seasonal family/guest overflow. Thanks to the clever camouflaging jib door - papered as per the walls in Colefax & Fowler's *Bowood* - the room easily converts back into a separate double bedroom if required.





## GARDENS AND GROUNDS

The property is beautifully positioned in a quiet cul-de-sac which ends at the gated entrance to working farmland (dogs on leads always welcome) with a wonderful view of the fabled Rousham 'Folly' across the meadow. The house is both private - and practical - with the spacious gravelled courtyard providing parking for three cars with ease. One of the most appealing features of the house is the sense of privacy. Although in the heart of the village, because it's wrapped around with a tall Hornbeam hedge (thought to be more than 100 years old), it offers a surprising sense of seclusion.

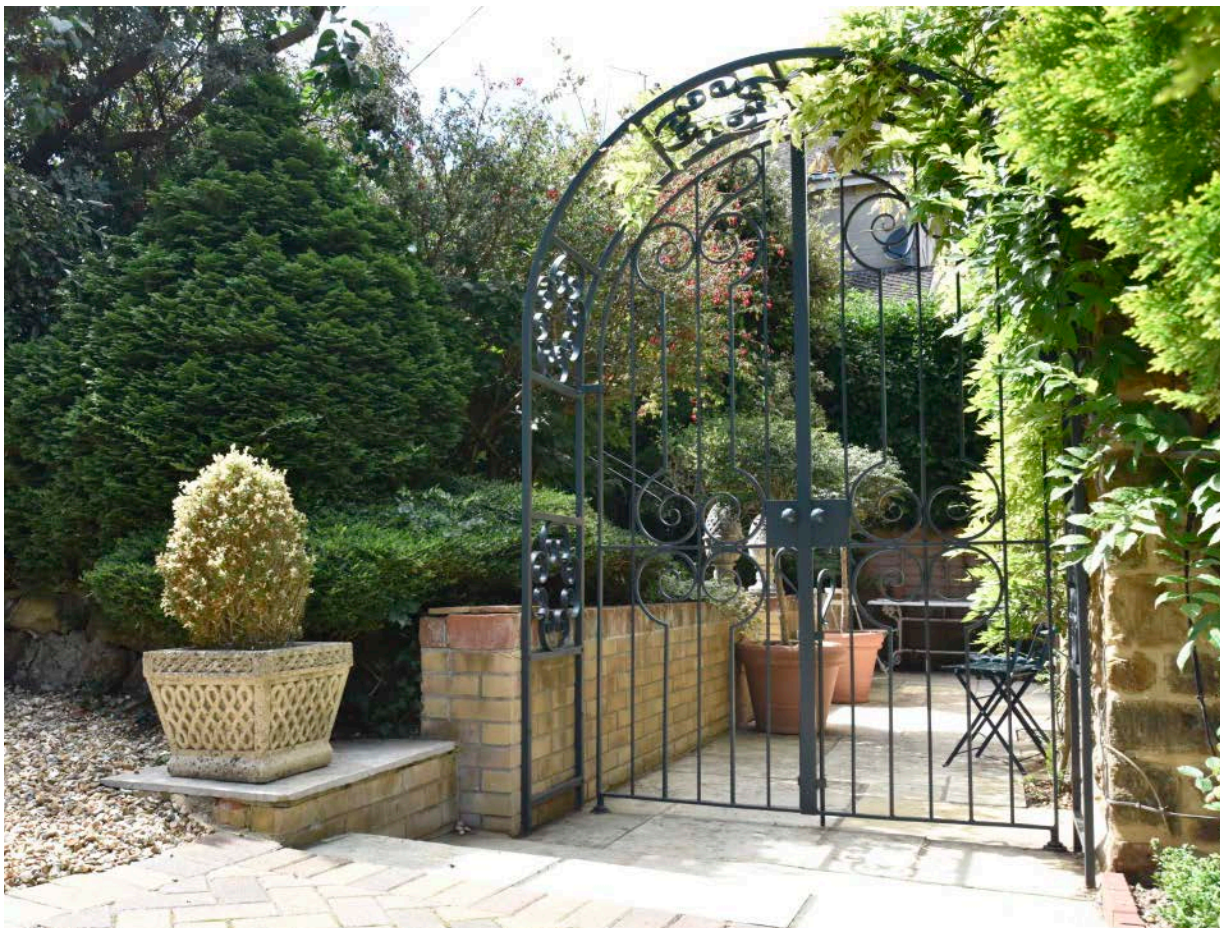
The garden is particularly interesting. Mainly planted over thirty or more years ago by a previous owner with a great fondness for oriental shrubs and exotic trees, it has been thinned and nurtured by the present occupants who are justifiably proud of the result. There's plenty of space for sunbeds on the grass, sheltered by a lush display of Japanese Maples and Quince, Holly, Box, clipped Yew, a Magnolia and Daphne, which all sit well with an abundance of border planting including roses, peonies, lilac, forget-me-not and euphorbia - alongside a stupendous Cherry Tree in the main courtyard.











## GETTING OUT AND ABOUT.

Bicester Village 8 miles | Oxford 12 miles | Woodstock 6 miles.

(Distances approximate)

Steeple Aston is on the borders of North and West Oxfordshire, on the edge of the Cotswolds. Although it has its own well-stocked village shop, the nearby village of Deddington- a short 4-mile journey away - has excellent local shopping and a first-class butchers and Deli – plus the local GP surgery and a much-admired beauty salon. A major Farmer’s Market is held there towards the end of each month. The local, highly acclaimed North Aston Dairy deliver organic milk and ice cream to your door, and also operate a flourishing farm shop. A little further afield, Chipping Norton is 12 miles, Daylesford is 18; Estelle Manor is 13 and the ever-popular Soho Farmhouse just a swift 8-mile journey. There is golf – and a thriving Polo Club – at nearby Kirtlington and a flourishing Cricket Club in Steeple Aston.

As a village, it has a community feel, with an annual Fete, a keenly supported Floral Society and a fine 13th century Parish Church. There is quite a cultural heritage. A noted music conductor lives here and organises much admired concerts and the acclaimed author Iris Murdoch made it her home for many years.

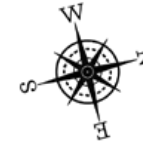
Early in John le Carre’s 1974 novel Tinker, Tailor, Soldier, Spy, George Smiley – after a disagreeable dinner – contemplates selling up and leaving London to live in the country. He thinks to himself: ‘Steeple Aston sounds about right’.

He was indeed right. As George Smiley always was!

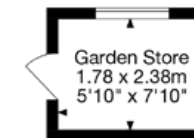
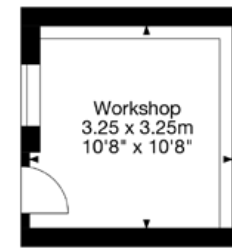


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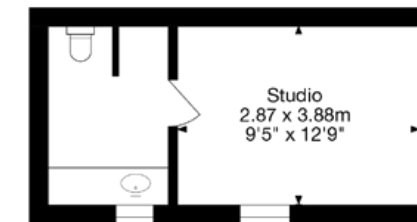
Gross Internal Area (Approx.)  
 Main House = 194 sq m / 2,088 sq ft  
 Outbuildings = 33 sq m / 355 sq ft  
 Total Area = 227 sq m / 2,443 sq ft



First Floor

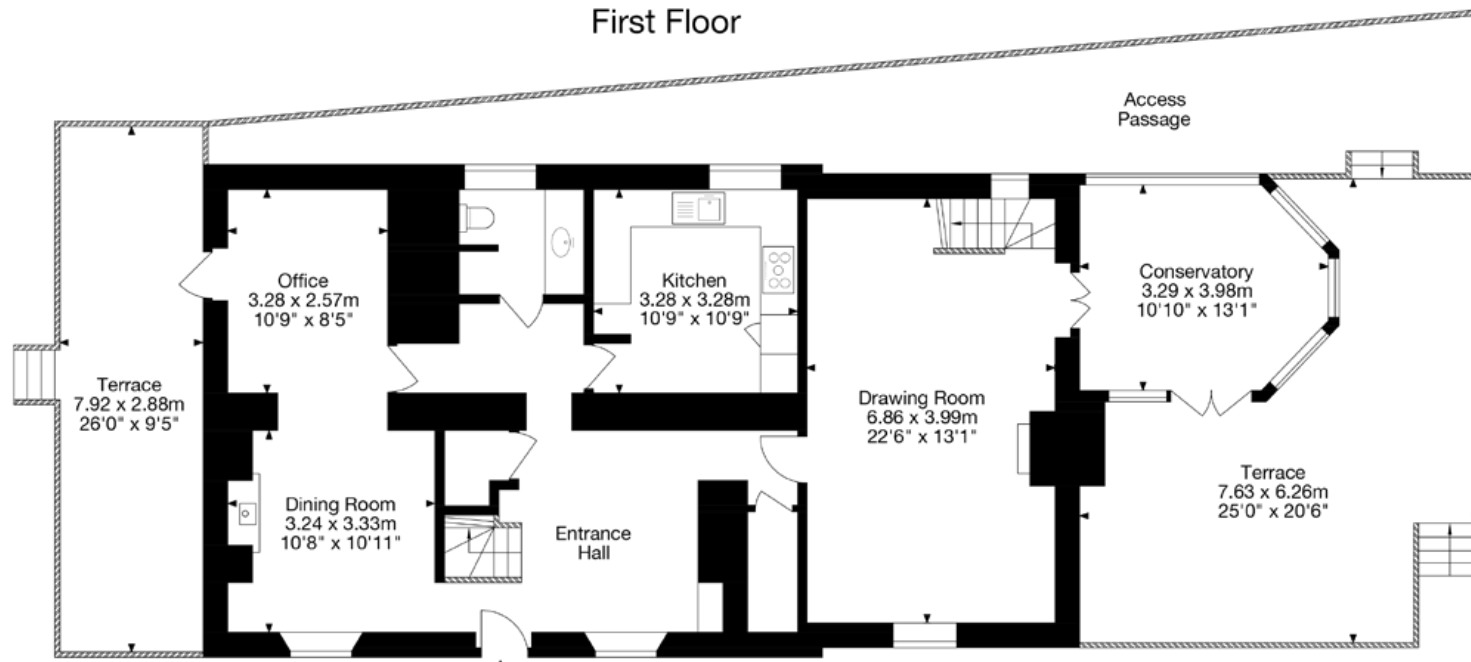


Outbuildings



Outbuilding

The distances between the house and outbuildings are for approximate positioning only.



Ground Floor

Services: Mains electricity, gas, water and drainage.

Fixture and Fittings: Only fitted carpets and light fittings are included. All others, such as those mentioned in these sales particulars, garden ornaments or curtains, must be discussed and may be available by separate negotiation.

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Tenure: Freehold

Local Authorities: Oxfordshire County Council (tel. 01865 792422 ) and Cherwell District Council (tel. 01295 227001 )

EPC: D

Local Authority: Cherwell

Postcode: OX25 4RS

What3Words: ///panthers.revealing.crackled





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Photographs and details prepared in 2025.





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