



Swailbrook House

Churchill, Oxfordshire







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Kingham Station 3 miles (trains to London Paddington from 1 hour 26 minutes)
Daylesford Farm Shop 4 miles, Chipping Norton 4 miles, Soho Farmhouse 11 miles,
Banbury 17.5 miles (trains to Marylebone from 54 mins), Oxford 23 miles
(all distances and times are approximate)

A charming Cotswold house with ancillary accommodation and land set in a rural location.



Accommodation & Amenities

Kitchen/breakfast room | Sitting room | Snug | Conservatory | Utility room | Larder

Principal bedroom suite | 4 Further bedrooms | Bathroom

2 Bedroom cottage

Stable block with four stables and tack room offices and extensive loft space

Double garage

In all about 6 acres

Approximate Gross Floor Area of main house 2,700 sq ft (251 sq m)

Total Gross Floor Area including outbuildings 6,963 sq ft (648 sq m)



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Situation

Swailbrook House is situated in Sarsden Halt approximately ½ mile from Churchill in a rural location. Churchill comprises mainly Cotswold stone houses and has the benefit of All Saints Church (modelled on Magdalen College Tower in Oxford) a playing field and the well-known Chequers Inn.

Kingham has a village shop along with two well-known pubs, The Plough and The Wild Rabbit. Chipping Norton has a wide range of amenities for day to day purposes whilst Oxford has theatres, schools and excellent hospitals. Close by is Daylesford Organic Farm Shop.

Kingham station provides a regular service to London Paddington taking from 1 hour 26 minutes. There is good access to Oxford, Cheltenham and Birmingham along with the M5 and M4 motorways.

Cheltenham Boys' and Ladies', The Cotswold School, The Dragon, Summer Fields, St. Edward's, Bloxham School and Radley College to name but a few.

Swailbrook House is extremely well located for all sporting interests, including many popular golf courses, National Hunt racing at Cheltenham, Stratford and Warwick, rugby at Gloucester, water sports at the Cotswold Water Park, many equestrian based sports and a superb local network of footpaths and bridleways to take in the wonderful countryside.





Swailbrook House

Swailbrook House is approached down a no through lane in a wonderful location with land and open countryside views. There is scope for improvement, potentially converting the stable block subject to the usual consents.

You enter Swailbrook through the staircase entrance hall. To the right is the large sitting room with an open fireplace and doors leading to the garden. From the bottom of the staircase, there is a snug which leads into the conservatory. The kitchen/breakfast room is south west facing with an Aga. There are two cloakrooms, a utility room and a larder.

Upstairs, the principal bedroom has wonderful southerly

and westerly views across the gardens and grounds with two Juliette balconies. There is a dressing room and full bathroom.

At the other end of the property are three further double bedrooms and a shower room. On the second floor is one further bedroom. The cottage is attached to the main house but currently accessed separately. There is scope for development and to integrate it into Swailbrook House. It currently offers a kitchen, sitting room, two bedrooms and a bathroom all on one level. There is a detached double garage with loft space.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

Main House: 2,608 sq ft / 242 sq m

Annexe: 759 sq ft / 70 sq m

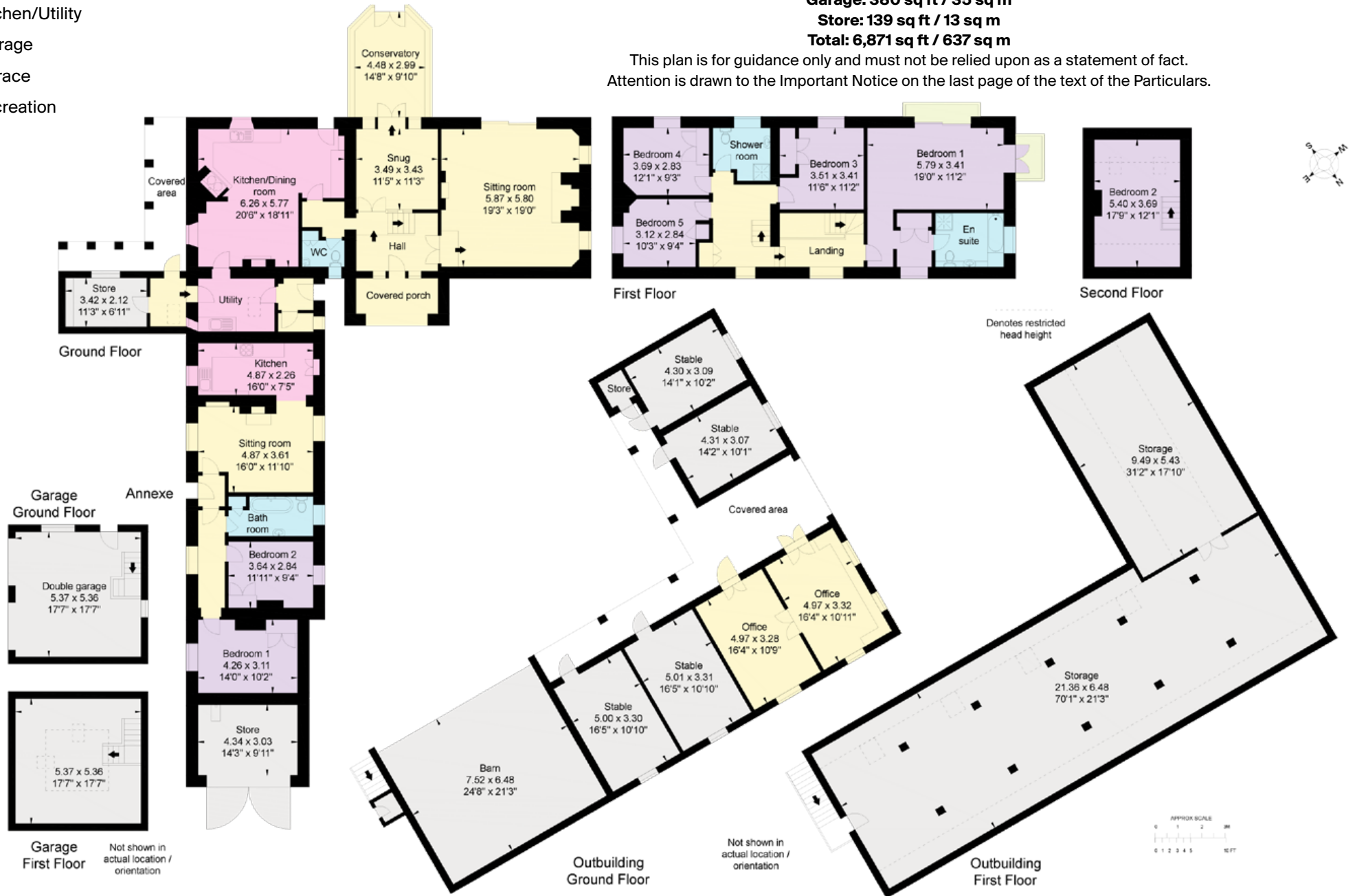
Outbuilding: 2,985 sq ft / 277 sq m

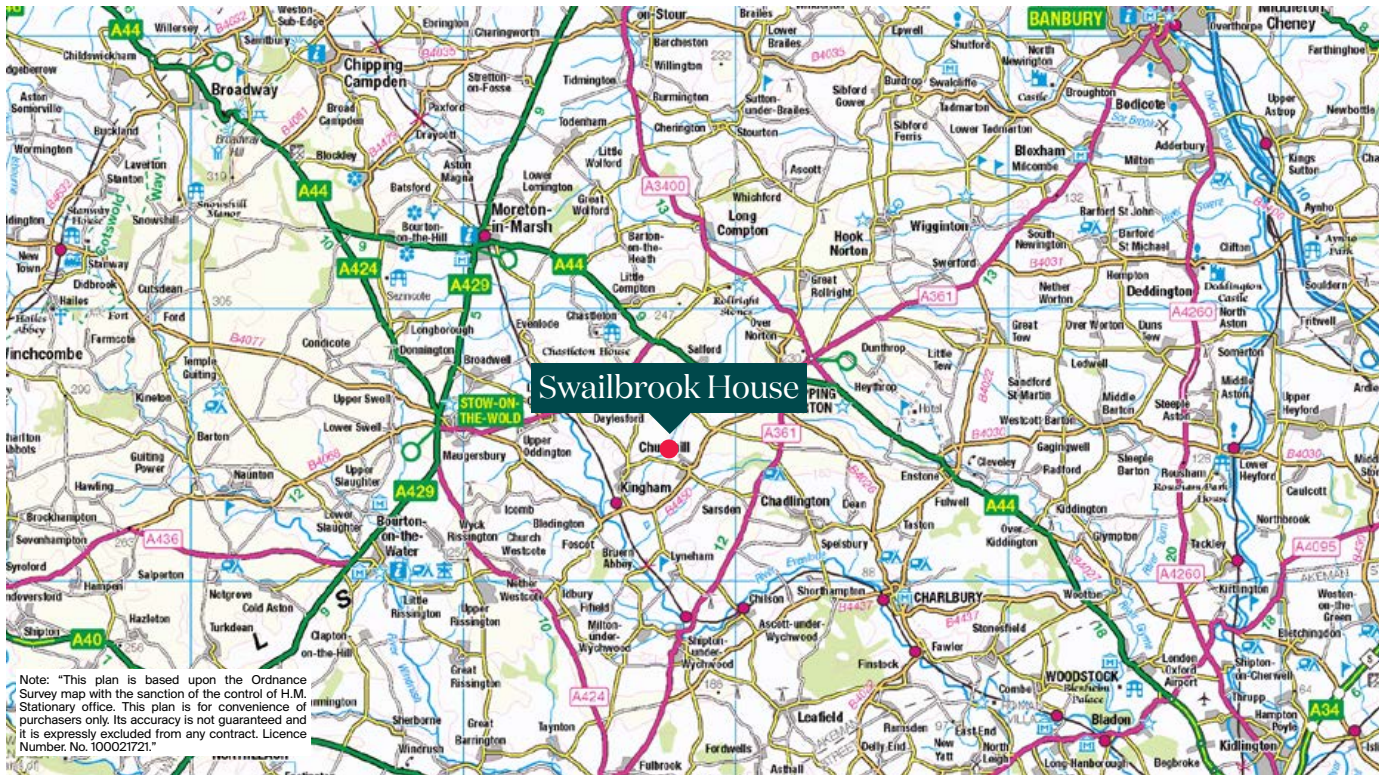
Garage: 380 sq ft / 35 sq m

Store: 139 sq ft / 13 sq m

Total: 6,871 sq ft / 637 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Gardens and grounds

The gardens at Swailbrook House are well established and the surrounding paddocks extend your views further across the countryside. There is a large stable block currently with four stables, two offices, an open sided barn and extensive loft space. Winding through the paddocks is a tributary to the Evenlode. The land extends to six acres laid to grass.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Terms

Tenure: Freehold

Local Authority

West Oxfordshire District Council.

Telephone: 01993 861000

Council Tax Band: G

Directions (OX7 6NT)

From London, exit the M40 at Junction 8 and follow the A40 to Oxford and Cheltenham. On the outskirts of Oxford take the A44 to Chipping Norton. Exit Chipping Norton on the B4450. Continue in to the village and turn right down Hastings Hill, after about half a mile the house is the last on the left hand side.

Viewing

By prior appointment only with the agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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