

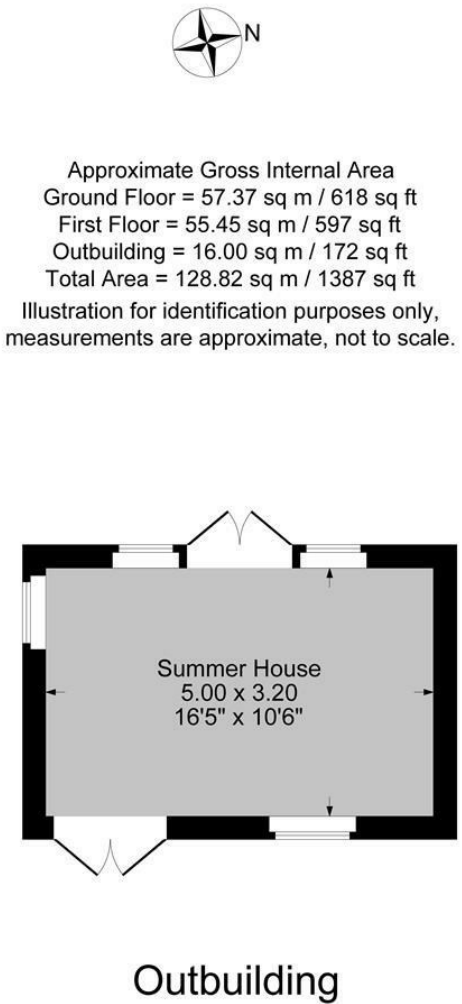
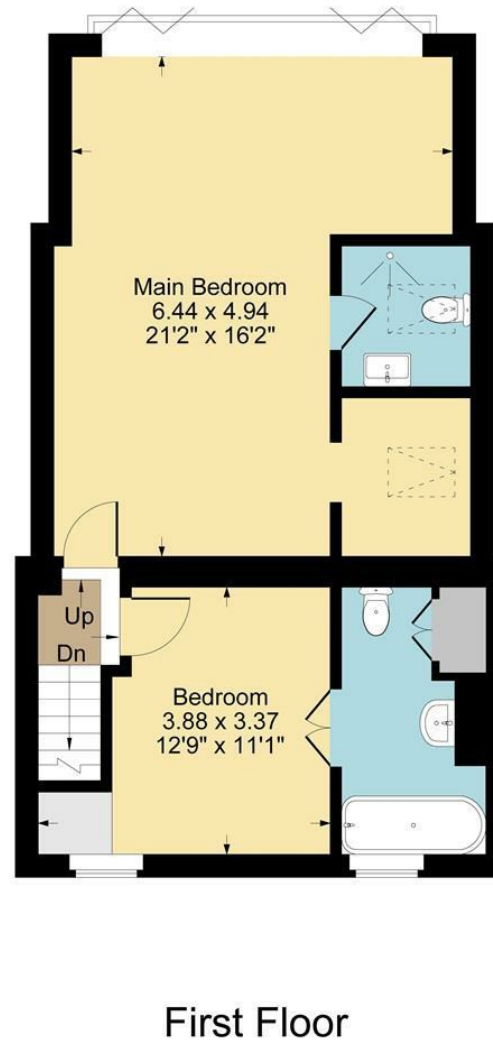
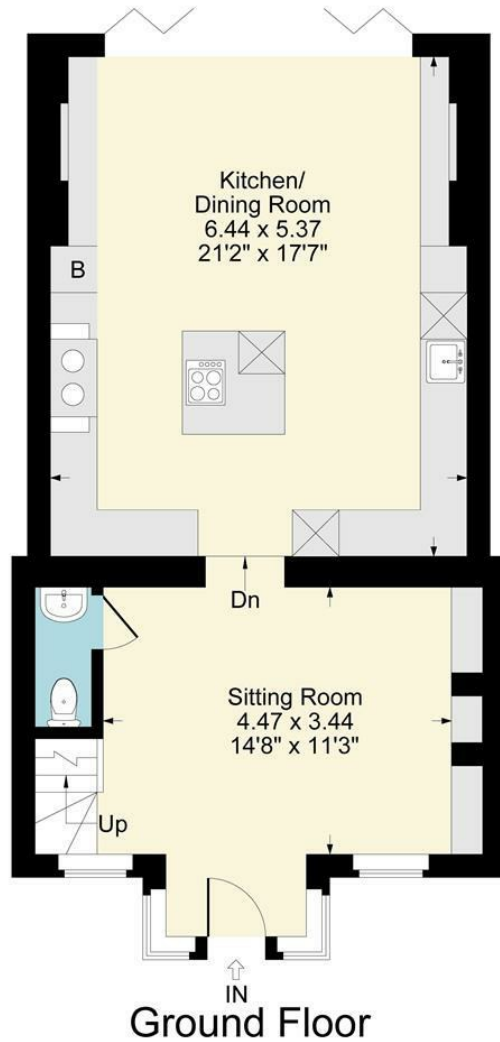
Peter Clarke



Rosemary Cottage, Sibford Gower, Banbury, OX15 5RT



# Rosemary Cottage, Sibford Gower



- No chain, move in ready
- Charming extended character cottage
- Located on a no through road
- Nestled in a popular Oxfordshire village
- Beautifully landscaped garden
- Open plan kitchen/dining room with bi-fold doors
- Main bedroom with A-frame windows and bi-folding doors onto Juliet balcony
- Two modern bathrooms



£435,000

Nestled in the charming village of Sibford Gower, this delightful extended character cottage offers a perfect blend of modern living and traditional charm. With no onward chain, this property presents an excellent opportunity for those seeking a serene lifestyle in a popular Oxfordshire location.

The cottage features a welcoming reception room that sets the tone for the rest of the home. The open plan kitchen and dining area is a standout feature, boasting bi-fold doors that seamlessly connect the indoor space with the beautifully landscaped garden.

The property comprises two well-proportioned bedrooms, including a main bedroom that is particularly striking with its A-frame window and additional bi-fold doors with delightful views. The two bathrooms provide ample convenience for residents and guests alike.

## ACCOMMODATION

### ENTRANCE PORCH

With flagstone flooring, opens into

### SITTING ROOM

With open fireplace, shelving, tiled flooring with underfloor heating

### CLOAKROOM

With bespoke wash hand basin unit

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

With wide bi-fold doors leading onto garden. Range of matching wall and base units with work top over incorporating Belfast style sink. AGA double oven, integrated fridge freezer, dishwasher and washing machine, island unit with worktop over, breakfast bar and space for

cooker. Timber bench seats with internal storage, tiled floor with underfloor heating.

### LANDING

### MAIN BEDROOM

With A-Frame floor to ceiling window and bi-fold doors onto Juliet balcony

### DRESSING ROOM

with skylight window, tiered slatted shelving with rails below.

### EN SUITE WET ROOM

With Velux window to rear, rain fall shower head and hand held shower head, wash hand basin unit with cupboards below, wc, chrome heated towel rail, sandstone tiling.

### BEDROOM

A well proportioned double room with window to front.













## EN SUITE BATHROOM

With window to front, roll top bath with shower over, pedestal wash band basin, wc, chrome heated towel rail, boiler cupboard housing pressurized water tank.

## GARDEN

A multi tiered garden with a south westerly aspect, refuse gate to side passage, patio seating area, slate chippings, stone chipping pathways, a variety of planted beds with colour and seasonal themes, leading down to a kitchen garden area with planted fruit and vegetable beds. Outside light, power and tap.

## TIMBER CABIN

With power and through doors to a timber deck overlooking a brook and green space.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains water and electric are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There is refuse right of way over the rear garden shared with neighbouring property.

**AGENTS NOTE:** The property is understood to be in a Conservation Area.





**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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