



Wisteria Cottage, 3 The Bank, Main Rd, Swalcliffe, Oxon
OX15 5EH Price £375,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





Double fronted period cottage offering a wealth of charm and character.

Open-plan living/diner | Kitchen/dining room | Ground floor shower room | Two first floor double bedrooms | Enclosed rear garden | Garden to front | Elevated views over farmland and paddocks to the front | On street parking

Located in this sought after un-spoilt village approximately 8 miles west of Banbury, a two bedroom stone cottage providing well-proportioned accommodation throughout, complemented by a private rear garden.

Ground Floor

Canopy porch.
Front door.

Open-plan living/diner: Living area has inset feature cast iron fire with exposed brick surround. Window seat. Double glazed window to front aspect. Exposed beams. Dining area has feature cast iron fireplace. Window seat. Tiled flooring. Stairs rising to first floor. Tongue and groove door giving access to kitchen/diner.

Kitchen/diner: Belfast sink. Comprehensive range of contemporary wall and base units. Ample integrated pine work surfaces. Integrated electric hob with extractor fan over. Integrated stainless steel single oven and microwave. Free space and plumbing for washing machine and for dishwasher. Tiled flooring. Double glazed doors giving access to garden. Door giving access to garden. Door through to shower room.

Shower room: Contemporary white suite comprising of low level WC, fully tiled shower cubicle with rainfall shower and mixer tap shower. Heated towel rail. Cupboard housing Worcester oil fired boiler for domestic hot water and central heating. Tiling to splashback areas. Tiled flooring. Double glazed window to rear aspect.

First Floor

Landing.

Master bedroom: Double bedroom to front aspect. Comprehensive range of fitted wardrobes to one wall. Access to loft. Double glazed window with stone windowsill. Elevated views over farmland and paddocks.

Bedroom two: Double bedroom. Cast iron fireplace. Stone windowsill. Window to front. Elevated views over farmland and paddocks.

Outside

Rear garden: Enclosed by fencing, hedgerow and stone walling giving a good degree of privacy. Laid to lawn. Large patio area. Flowers, shrubs and bushes. Hardstanding for shed. Oil tank. The garden measures approximately 25 ft in length. Outside light.

Front: Open-plan laid to lawn with patio area leading to front door. Staggered steps and pathway leading to the paved patio area.

On street parking. The present vendor also uses parking near the village hall as an alternative.

Swalcliffe

A small, attractive conservation village situated in the north Oxfordshire countryside.

The village has some period ironstone houses and cottages, church of St Peter & St Paul, village hall, a Grade I listed Tithe Barn now a museum and a traditional inn dating from 16th Century, serving food. A village store and post office are close by in Sibford Ferris, or the nearby village of Bloxham.

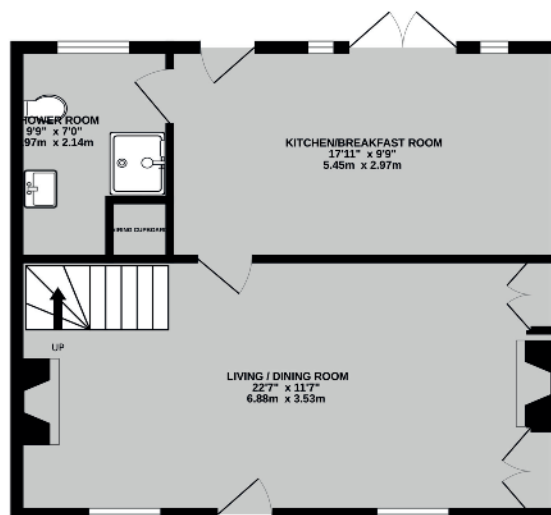
Council Tax Banding: C
Authority: Cherwell District Council



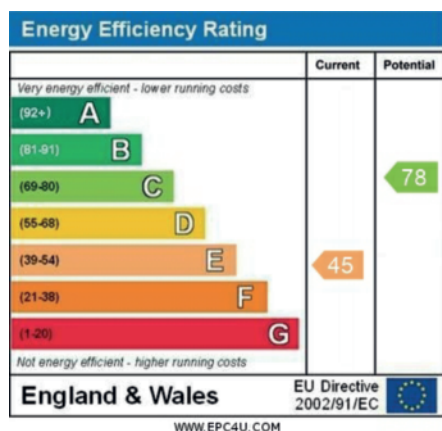
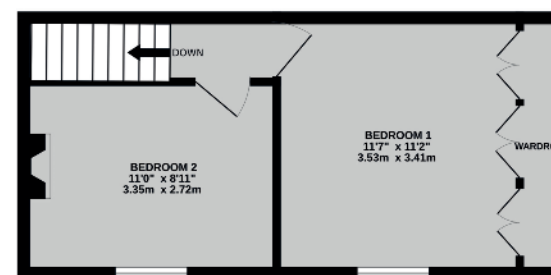




GROUND FLOOR
 523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
 290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 817sq.ft. (75.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2025

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk

