

MIRAMAR

5 THE COLONY, SIBFORD GOWER, OXFORDSHIRE



Sibford Ferris 1 mile, Banbury 8 miles, Shipston-on-Stour 8 miles Stratford-upon-Avon 18 miles, Bicester 23 miles (all distances approximate)

A handsome period cottage, situated in a rural location with far reaching countryside views

Ground Floor: Open Plan Kitchen/Dining Room • Living Room • Family Room/Bedroom 4 • Ground floor Shower Room • Utility Room • Cloakroom • Study area

First Floor: Main bedroom with adjoining shower room 2 further Double Bedrooms • Family Bathroom

Outside: Enclosed Garden • Garage • Large Store having additional storage over • Bin store • Private parking for at least 3 cars

**Butler
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Miramar is a semi-detached period cottage, which in recent years has been extended and renovated, the majority of work has been done by the present owner in 2018. The property offers adaptable and well-proportioned living accommodation set over two floors. The Property is of stone construction under a tiled roof with an excellent Oak extension to the rear and double glazed windows.

The property is well presented offering light and airy accommodation with extensive stone flooring with under floor heating. The attractive and well-appointed stylish kitchen opens out to the spacious and light living/dining room. There are views over the garden and the double doors open out to the south-east facing garden and terrace. There are two further reception rooms with feature fireplaces, one of which has a wood burner, a small study area and a separate shower room on the ground floor. The utility is well appointed and space for white goods and the boiler in a cupboard. Upstairs there is the main bedroom with an adjoining shower room, two further double bedrooms and family bathroom.

The enclosed garden is laid out to the rear of the cottage, the flat lawn is perfect for a family with small children and pets. The garage is divided into two at present with a bin store to the side and an external staircase to additional storage. Any changes to this wooden building will require approval from the owner of Colony House. There is private parking to the front of the property for several cars.

Sibford Gower has a Public House, Church and a Primary School, whilst the sister villages of Sibford Ferris and Burdrop offer: a store/post office, a doctors, a church and Sibford School.



The nearest market town, Shipston-on-Stour (8.2 miles) provides a range of independent shops including butchers, bakers, cafés, pubs, and a boutique hotel, with the larger centres of Banbury, Stratford-upon-Avon, Oxford and Warwick, all providing more extensive shopping and recreational facilities, with commuter access to the main motorway networks giving access around the country.

SERVICES

Mains water and electricity. Oil central heating. Private drainage, Klargestor (in neighbours garden, with a Right of Access - emptied each year). Broadband. Underfloor heating in the kitchen/living room, rear entrance, utility room and first floor bathrooms (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

Cherwell District Council - 01295 227001

COUNCIL TAX Band E

VIEWINGS

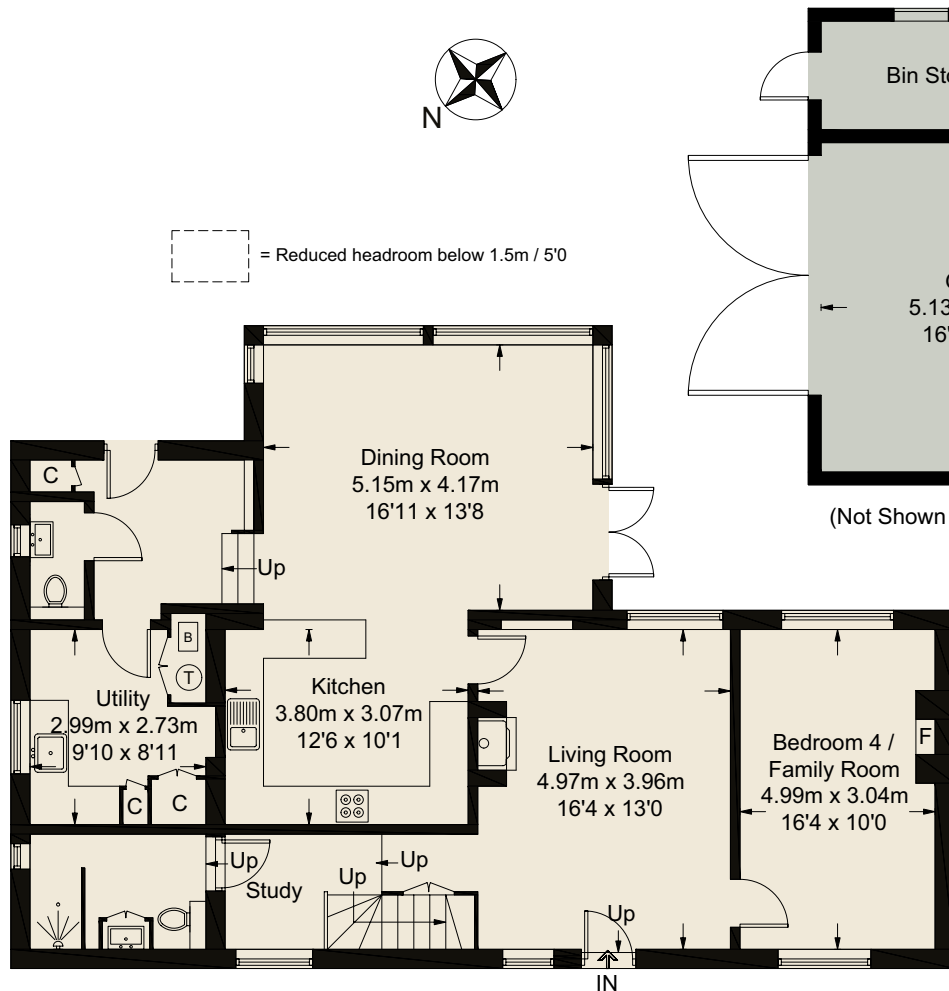
Please telephone Butler Sherborn: Stow-on-the-Wold Office T 01451 830731 or The London Office T 0207 839 0888. E stow@butlersherborn.co.uk

DIRECTIONS (OX15 5RY)

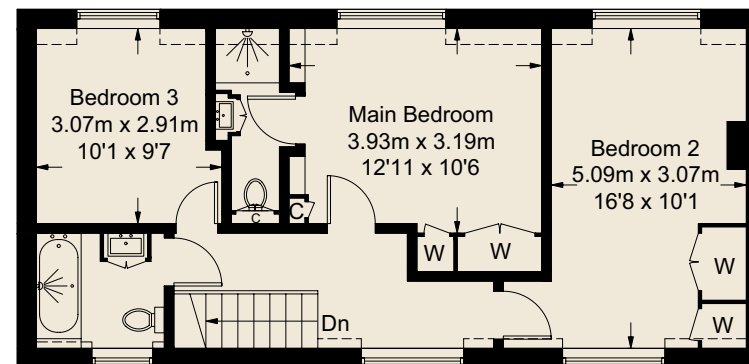
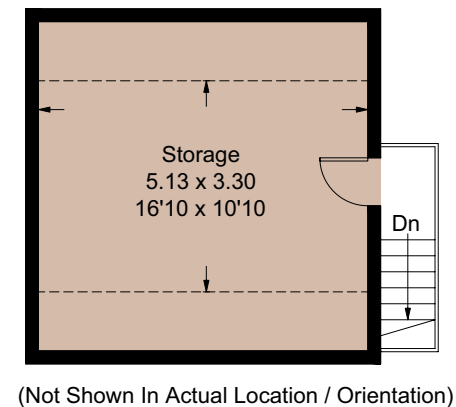
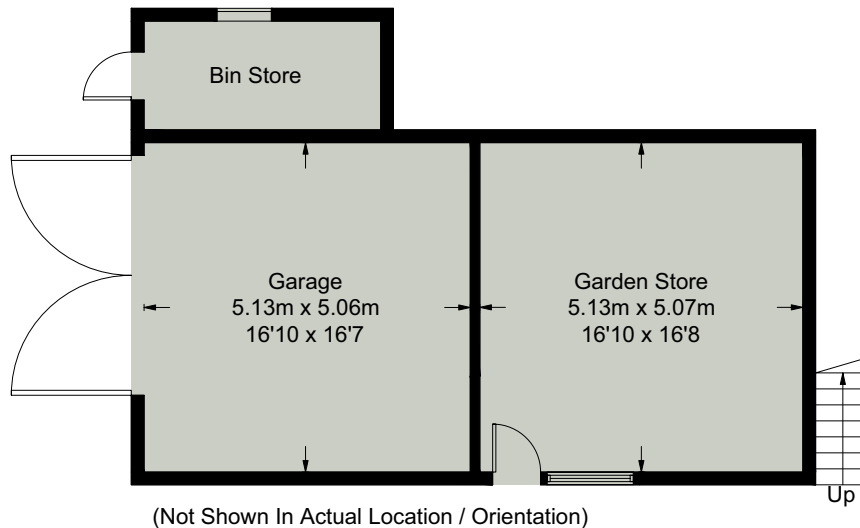
From Stow on the Wold take the A436 towards Chipping Norton, at the staggered junction, continue over towards Great Rollright, staying on the A436, passing Great Rollright turns and down Oatley Hill. At the crossroads take the left turn signposted Sibford Gower. Continue towards the village, once on Colony Road, there is a row of cottages on the right handside. Miramar (5 The Colony) has the distinctive wooden garaging with the parking.

what3words: [copies.suspends.glaze](https://www.what3words.com/copies.suspends.glaze)





Ground Floor
103.8 sq m / 1117 sq ft



First Floor
55.5 sq m / 597 sq ft

Approximate Gross Internal Area = 159.3 sq m / 1714 sq ft
 Garage / Garage Store = 85.8 sq m / 923 sq ft
 Total = 245.1 sq m / 2637 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID637997)



Pubs

Wykham Arms, Sibford Gower 0.4 miles
Chandlers Arms, Epwell 2.1 miles



Schools

Sibford Gower Primary and Nursery School
0.6 miles
Sibford School, Sibford Ferris 2.0 miles
Bloxham School 7.7 miles
Tudor Hall, Banbury 8.9 miles



Train stations

Banbury 10.7 miles
Kingham 12.1 miles



Membership Clubs

Soho Farmhouse 10.5 miles
Daylesford Organic/Bamford 11.7 miles

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