



2 Brick Row, Swalcliffe
Banbury, Oxfordshire, OX15 5ER



ROUND & JACKSON
ESTATE AGENTS





A characterful stone built cottage with a single garage and beautiful rear garden located on the edge of this highly regarded village.

Asking Price £425,000

The property

2 Brick Row, Swalcliffe is a charming period cottage which is located within a small private road on the edge of this highly regarded village. The property is beautifully presented and has spacious accommodation which is arranged over two floors and there is potential to extend the property to rear subject to planning permission. There are two parking spaces to the front of the property and a single garage with a mezzanine. To the rear of the property there is a large and beautifully landscaped mature garden which is predominantly laid to lawn with well stocked flower and plant borders and a variety of established trees.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Kitchen

A county style kitchen with fitted wall cabinets and base units and drawers with wooden work surfaces over. There is space for a range cooker with extractor over and space for a washing machine, dishwasher and fridge-freezer. Sink and draining board, tiled flooring and doors to the front, sitting room and conservatory.

Sitting Room

A large dual aspect room with space for lounge and dining furniture, double doors to the garden and a stone fireplace with wood burning stove.

Conservatory/Dining Room

A spacious additional room with space for lounge and dining furniture and a door to the rear garden.

Cloakroom

Wash hand basin and W.C.

Landing

Doors to all first floor accommodation.

Bedroom One

A dual aspect double bedroom with windows to the front and rear which overlooks the garden.

Bedroom Two

A large double bedroom with a window to the rear which overlooks over the garden.

Family Bathroom

Panelled bath, separate shower cubicle, wash hand basin and WC. Wood effect flooring, tiling to walls, window to the rear.

Outside

There are two parking spaces to the front of the property and a single garage with a mezzanine for additional storage or possible work space.

To the rear of the property there is a large and beautifully landscaped mature garden which is predominantly laid to lawn with well stocked flower and plant borders and a variety of established trees. Towards the end of the garden there is a fenced pathway to allow for the neighbouring properties to access Park Lane. Beyond this path there is a sunny space for a vegetable patch and raspberry canes, plus garden storage behind the shed.



Situation

Swalcliffe is a picturesque village of historic buildings built predominantly from local Hornton ironstone on the edge of the Cotswolds and home to Swalcliffe Park Equestrian Centre. It is one of several small villages including Tadmarton and Broughton on the B4035 road between Banbury and Shipston-on-Stour. The village has a parish church, a village hall, and a pub. Local schooling will be in the nearby villages of Sibford and Bloxham. The market town of Banbury offers a range of shopping and recreational facilities together with junction 11 of the M40 motorway and the main line railway to London Marylebone in under an hour. Soho Farmhouse is a private members countryside club and spa and is located just 7 miles away.

Directions

From Banbury proceed in a westerly direction toward Shipston-on-Stour (B4036). Continue for approximately 5 miles travelling through the villages of Broughton and Tadmarten until Swalcliffe is reached. Continue through the village and turn left onto Park Lane then immediately right in to Brick Row where the property will be seen on your left.

Services

All mains services connected with exception of gas. Oil fired central heating. The oil tank is located at the front of the property and there are gas cannisters that supply the cooking hob in the kitchen.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

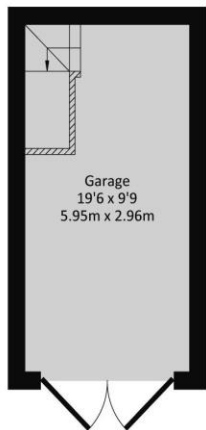
By prior arrangement with Round & Jackson.

Tenure

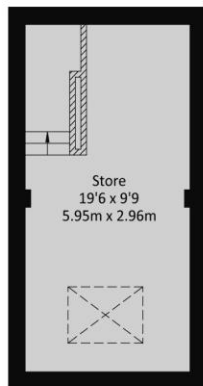
A freehold property.



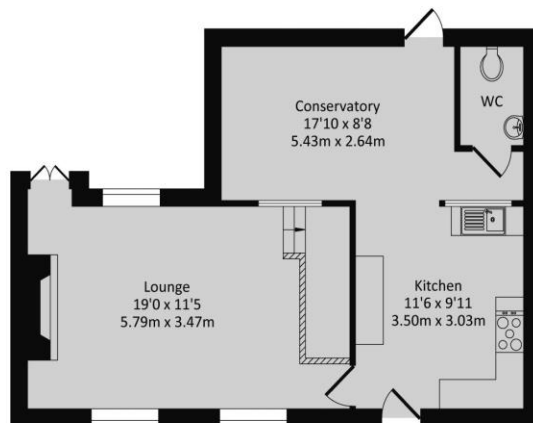
Garage Ground Floor
Approx. Floor Area 189 Sq.Ft.
(17.60 Sq.M.)



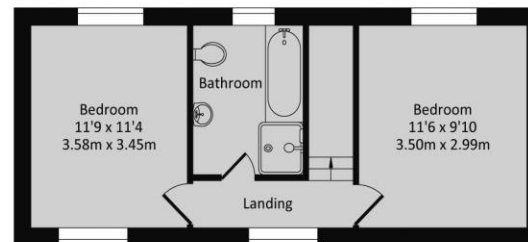
Garage First Floor
Approx. Floor Area 189 Sq.Ft.
(17.60 Sq.M.)



Ground Floor
Approx. Floor Area 479 Sq.Ft.
(44.50 Sq.M.)



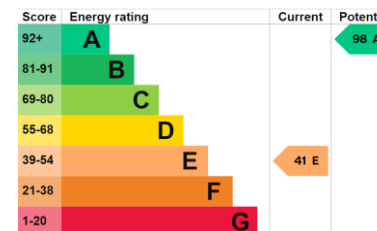
First Floor
Approx. Floor Area 339 Sq.Ft.
(31.50 Sq.M.)



Total Approx. Floor Area 1196 Sq.Ft. (111.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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