



# Applegrove

Sibford Ferris, OX15

Guide Price £975,000

This superb, recently refurbished and extended five bedroom detached home is located in the sought-after village of Sibford Ferris. Measuring over 3,500 sq ft and immaculately presented throughout, Applegrove boasts all the benefits of modern living in an historic village setting.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES



## Applegrove

Sibford Ferris, OX15

- 5 bedroom detached home
- Large gated driveway
- Recently refurbished and extended
- Popular, picturesque village
- Tenure Freehold
- Over 3,500 sq ft of living space
- Double garage
- Immaculate condition
- Pretty garden with sauna room
- Council tax band E



As you arrive through the gated entrance, you'll be welcomed by a large front driveway capable of accommodating multiple vehicles, along with a spacious double garage, adjoining the main house. Inside, the generous hallway leads to a bright and airy open-plan kitchen / dining room, perfect for entertaining, while the separate utility room provides added convenience. The large living room, featuring a cozy woodburner, creates a warm, inviting space for family relaxation.

The flexible layout includes two of the five bedrooms on the ground floor, offering versatile living options, while the remaining three bedrooms, including the breathtaking principal suite with a luxurious ensuite bathroom, are located upstairs. Each room is beautifully appointed with ample space and natural light, complemented by the generous landing areas.

Outside, you'll find a private sauna for ultimate relaxation and a well-maintained garden surrounding the house, ideal for outdoor enjoyment.

Set in the peaceful and highly popular village of Sibford Ferris, Applegrove offers the perfect balance of rural charm and modern luxury, making it an ideal family home. Sibford Ferris, along with its neighbour Sibford Gower, are two picturesque villages on the edge of the Cotswold Hills. The village enjoys a pub, post office, doctor's surgery and a local shop, in addition to several excellent local schools. London is easily accessible from Banbury Station offering routes to Marylebone in under an hour. The nearby M40 offers easy access to the wider motorway network.

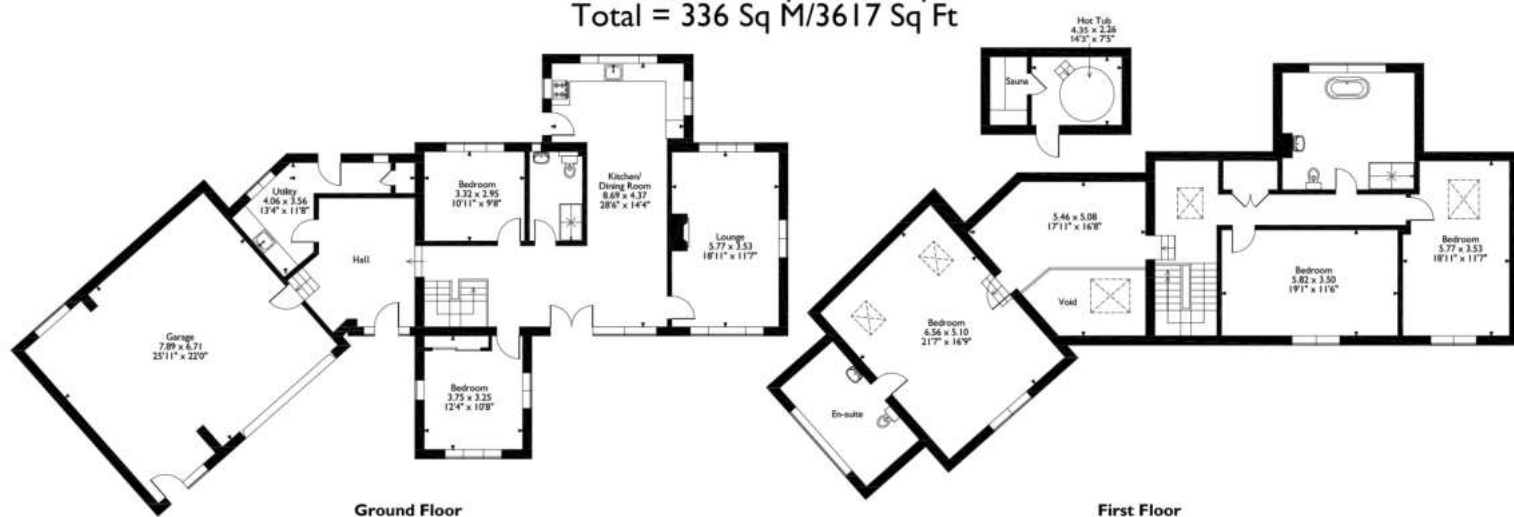
Tenure: Freehold  
 Local Authority: Cherwell  
 Council Tax Band: E  
 Utilities: Mains electric, drainage and water. LPG gas.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A		
81-91	B		B6
69-80	C	78	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Applegrove, Hook Norton Road, Sibford Ferris, Banbury, Oxfordshire, OX15 5QN

Approximate Gross Internal Area  
 Main House = 326 Sq M/3509 Sq Ft  
 Hot Tub = 10 Sq M/108 Sq Ft  
 Total = 336 Sq M/3617 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.