

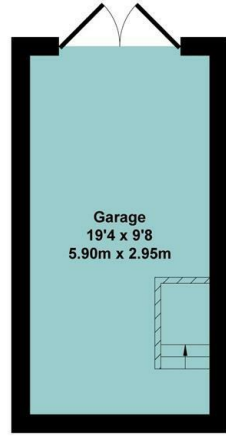
**Agents Note**

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

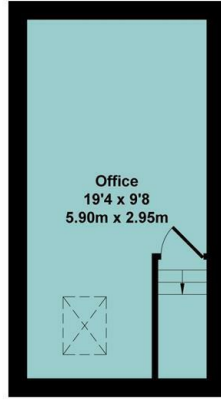
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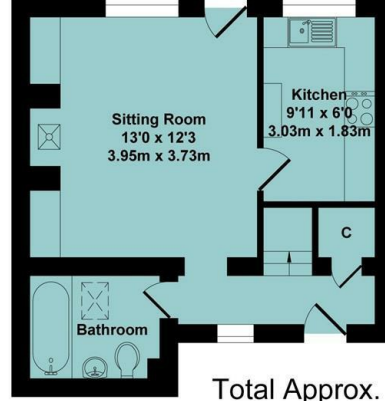
Garage  
Ground Floor  
Approx. Floor  
Area 187 Sq.Ft.  
(17.40 Sq.M.)



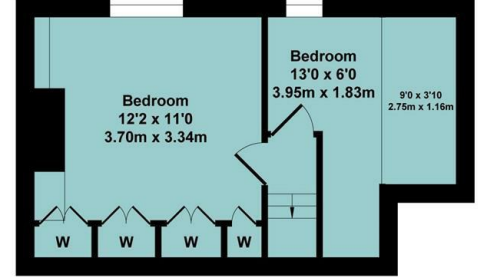
Garage  
First Floor  
Approx. Floor  
Area 187 Sq.Ft.  
(17.40 Sq.M.)



Ground Floor  
Approx. Floor  
Area 328 Sq.Ft.  
(30.50 Sq.M.)



First Floor  
Approx. Floor  
Area 278 Sq.Ft.  
(25.80 Sq.M.)



Total Approx. Floor Area 980 Sq.Ft. (91.10 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



6 Brick Row  
Swalcliffe





## 6 Brick Row, Swalcliffe, Oxfordshire, OX15 5ER

Banbury 6 miles, Shipston-on-Stour 9 miles  
Chipping Norton 9 miles, Stow on the Wold 16 miles  
Stratford-upon-Avon 20 miles, Oxford 28 miles  
M40 (junction 11) 7 miles  
Banbury to London Marylebone by rail approx. 55 mins  
Banbury to Birmingham by rail approx. 50 mins  
Banbury to Oxford by rail approx. 17 mins  
Easy access to Heathrow and Birmingham airports

**A TWO BEDROOM CHARACTERFUL COTTAGE  
BENEFITTING FROM A LARGE REAR GARDEN, GARAGE  
AND OFF ROAD PARKING WITH PLANNING  
PERMISSION TO CREATE A TWO STOREY EXTENSION  
TO THE REAR**

**Entrance hall, lounge/dining room, kitchen, ground  
floor bathroom, two bedrooms, large rear garden,  
garage with mezzanine. Energy rating E.**

**£325,000 FREEHOLD**



### Directions

From Banbury Cross proceed in a southwesterly direction along the Broughton Road (B4035). Upon reaching the roundabout go straight over and continue on the B4035. Continue on this road passing through the villages of Broughton and Tadmerton. Upon reaching Swalcliffe, Brick Row will be found on the left hand side upon leaving the village next to Swalcliffe Park School.

### Situation

Swalcliffe is a small, attractive conservation village situated in rolling north Oxfordshire countryside on the edge of the Cotswolds. The village is principally made up of period ironstone houses and cottages with the church of St Peter & St Paul, a refurbished village hall, a magnificent Grade I listed Tithe Barn (now a museum) and a popular 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. More extensive facilities can be found at Banbury, Chipping Norton, Shipston-on-Stour, Stratford-upon-Avon and Oxford.

Fast line train service from Banbury to London (Marylebone from 57 minutes) and to Birmingham and the North. Connection to the M40 motorway at Junction 11 (Banbury 7 miles).

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

\* Entrance hall with storage cupboard having space and plumbing for washing machine, stairs down to the lower level and stairs to first floor.

\* Bathroom fitted with a white suite comprising bath with shower over, wash hand basin and WC, heated towel rail, velux window.

\* Lounge (accessed off the hallway) with a large inglenook fireplace, window and stable door to rear garden, exposed ceiling beams, opening to the kitchen.

\* Kitchen fitted with a range of wood base and eye level units with granite worktop over, integrated under counter fridge, built-in oven and four ring hob, understairs storage with fitted shelving.

\* First floor master bedroom which is a double and fitted with a bespoke range of wardrobes and drawers, window to rear.

\* Bedroom two is a large single/small double with window to rear, large storage cupboard, access to loft.

\* Garage located in a terrace opposite the property. The ground floor is currently used as a gym space and there are stairs to a mezzanine floor which the current vendor uses as an office space. There is a velux window, light and power.

\* The rear garden is mostly laid to lawn with a range of mature trees and shrubs. There is large shed and an outbuilding. The garden is full of wildlife and backs onto woodland. Beyond this there are rolling countryside hills.

\* Side access from the front leads to the rear.

\* Planning permission has been granted for a two storey rear extension. This would be to add a sun room to the ground floor and relocate the family bathroom on the first floor and add a further first floor double bedroom. The planning application number on Cherwell District Council's website is 24/00580/F

### Services

All mains services are connected with the exception of gas. Oil fired central heating. External boiler located at the rear of the cottage.

### Local Authority

Cherwell District Council. Council tax band C.

### Energy rating: E

A copy of the full Energy Performance Certificate is available on request.

### Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

