



Swinbrook Place, Swinbrook, Oxfordshire

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An outstanding and completely renovated Tudor style house in the most idyllic Cotswold setting in the heart of the peaceful village of Swinbrook.

### Summary of accommodation

#### Main House

**Ground Floor:** Entrance hall | Drawing room | Sitting room  
Dining/media room | Study | Kitchen/breakfast room  
Cloakroom

**First Floor:** Four bedrooms | Four bath/shower rooms

Converted one bedroom summer house | Outbuilding with  
office/bedroom six | Log store

#### Garden and grounds

Exquisite gardens | Mature orchard | Babbling brook  
Electric car charging

In all about 0.7 Acres



Oxford  
274 Banbury Road  
Summertown  
Oxford  
OX2 7DY  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Harry Sheppard  
01865 264885  
[harry.sheppard@knightfrank.com](mailto:harry.sheppard@knightfrank.com)

Country Department  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Jamie Robson  
020 7861 1549  
[jamie.robson@knightfrank.com](mailto:jamie.robson@knightfrank.com)

## Location

Swinbrook Place occupies one of the most idyllic settings in the Area of Outstanding Natural Beauty. The quintessential Cotswold village of Swinbrook lies on the River Windrush with the highly-regarded Swan Inn public house and cricket club.

Burford's vibrant and famous town is nearby with its excellent selection of shops, restaurants and hotels, with the market towns of Stow-on-the-Wold and Witney close to hand, providing a range of supermarkets, including Waitrose at Witney. An essential feature of Cotswold life for many includes Daylesford and Soho Farmhouse, both of which are within easy striking distance.

Communications are excellent with the A40 providing fast access to Oxford, the M40 and the west to Cheltenham and the M5. There are good train services from Charlbury Station (15 minute drive) to London Paddington (approximately 85 minutes) and Oxford Parkway to Marylebone (57 minutes).

Sporting facilities within easy reach include racing at Cheltenham and Newbury, golf at Burford and Frilford Heath, hunting with the Heythrop, and adjoining VWH. The surrounding countryside provides excellent country walks and riding along with shooting and fishing in the vicinity.

Good regional theatres are available in Oxford, Cheltenham and the world famous RSC at Stratford-upon-Avon. Oxfordshire is a county that is also blessed with a range of good schools with The Dragon, Cothill and St.Hughs, Summerfields, Oxford High and Magdalen College School and St Edwards at Oxford. Abingdon School, St Helen's & St Katherine's, Radley, the Cheltenham Colleges, Kitebrook at Moreton-in-Marsh and Tudor Hall in Banbury all nearby.



## Swinbrook Place

Situated in the heart of Swinbrook, resides an outstanding, completely remodelled and recently renovated Tudor-style village house nestled among nature's extensive gardens.

The village is designated as a Conservation Area and lies within an Area of Outstanding Natural Beauty. The property is built in the Tudor style and retains many period features such as attractive cast-iron lattice windows, open fireplaces and high ceilings.

This distinctive property, formerly two cottages, has had planning permission granted and been transformed to a beautiful two-storey cottage, a four bedroom, four bathroom home, with kitchen/dining room, drawing room, sitting room, media/games room and study - a wonderful family home.

The delightful gardens are laid out on three terraces with lawns for sitting out, a mature orchard with garden paths leading to a "summer house" by the ford and a weeping-willow walk. Well-stocked flower beds give an all-year-round display, along with shrubbery and beautiful mature trees, with Cotswold dry-stone walls marking the boundaries. Two painted picket gates lead out on to the village lane. The "summer house" has been converted to a one bedroom en-suite.

## Distances

Burford 3.5 miles, Witney 7.5 miles, Charlbury 8 miles (London Paddington 85 minutes), Oxford Parkway 17 miles (London Marylebone 57 minutes) Daylesford 11 miles, Soho Farmhouse 15 miles, London Heathrow 61 miles, Central London 73 miles (all times and distances approximate).









## Property information

**Services:** Mains water, electricity and oil-fired central heating.  
Private drainage.

**Local authority:** West Oxfordshire District Council.  
Telephone 01993 861000

**Rights of Way:** There are no public rights of way that cross the land.

**Tenure:** Freehold.

**Guide Price:** £3,600,000

**Council Tax:** Band ?

**EPC rating:** E

**Viewings:** Strictly by appointment through Knight Frank 01865 790077.

## Directions (postcode OX18 4DY)

From Oxford take the A40 towards Burford. At the end of the dual carriageway, after Witney, go straight over the roundabout and after about half a mile turn right following signs to Swinbrook village. Go past the Swan pub and keep left for 250 yards then fork right before the church and Swinbrook Place is on the left.



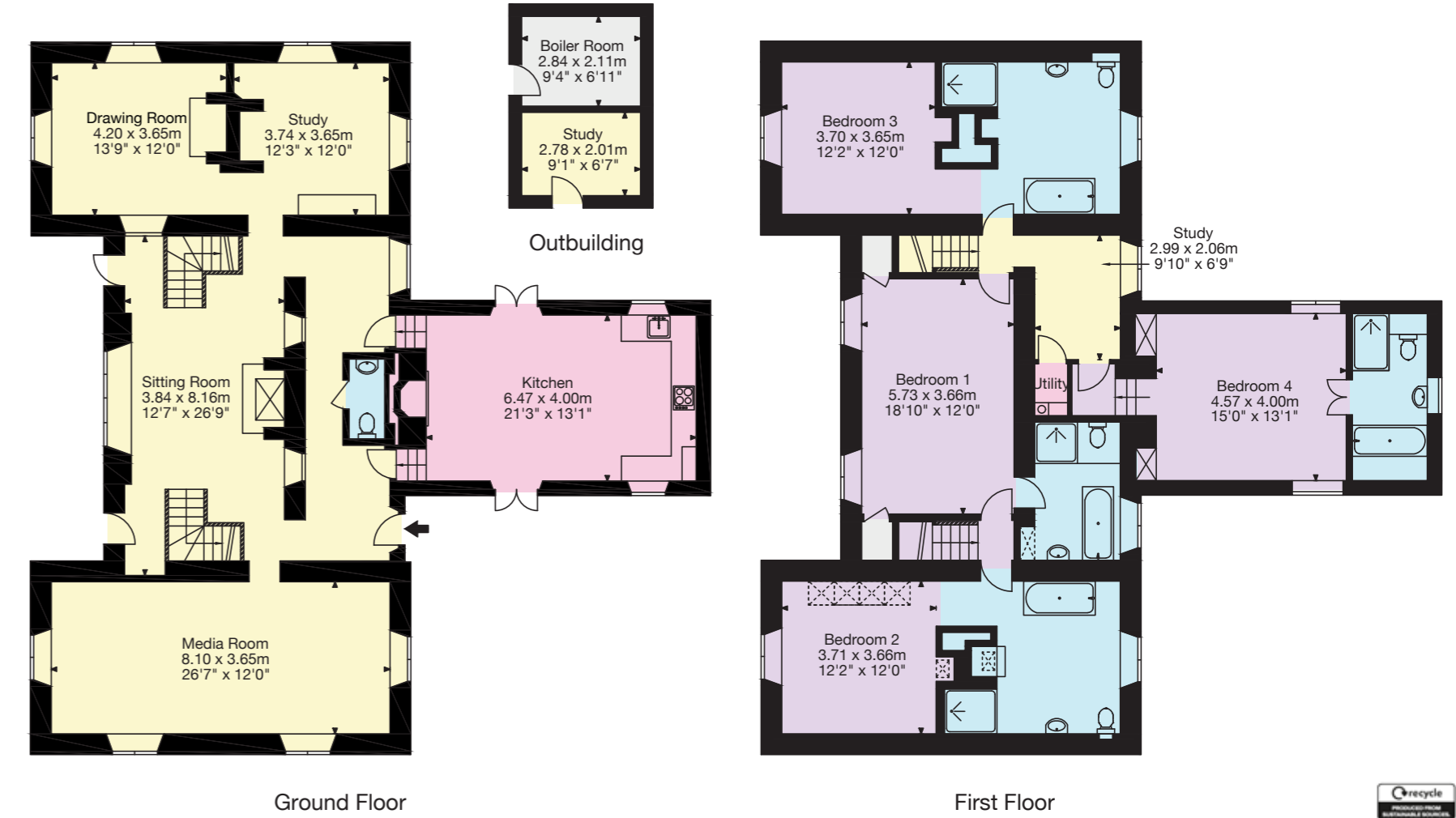
**Approximate Gross Internal Floor Area**

Main House: 296 sq m / 3,186 sq ft

Outbuilding: 12 sq m / 129 sq ft

Total: 308 sq m / 3,315 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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