

LANSDOWNE COTTAGE

EAST END, SWERFORD, OX7 4BG



Lansdowne Cottage is a delightful family house in the immaculate village of Swerford, on the edge of the Cotswolds. The property has been designed and built by Vitruvius & Company to an exceptional specification throughout.

The property comprises vaulted kitchen + dining room, boot room, cloakroom, laundry room, reception room, snug and conservatory, three large bedrooms with ensuite bathrooms and a bunk room.

With outstanding views and set in a large landscaped garden, the property is ideally located for all the best the Cotswolds has to offer.







































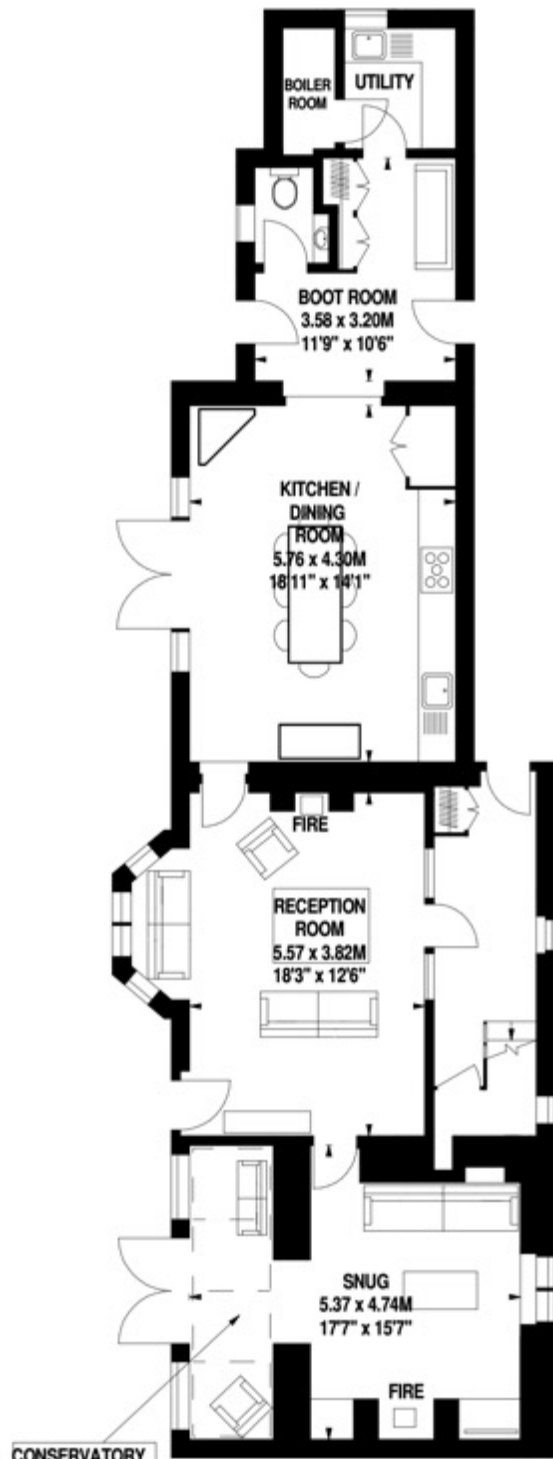












GROUND



ANNEX

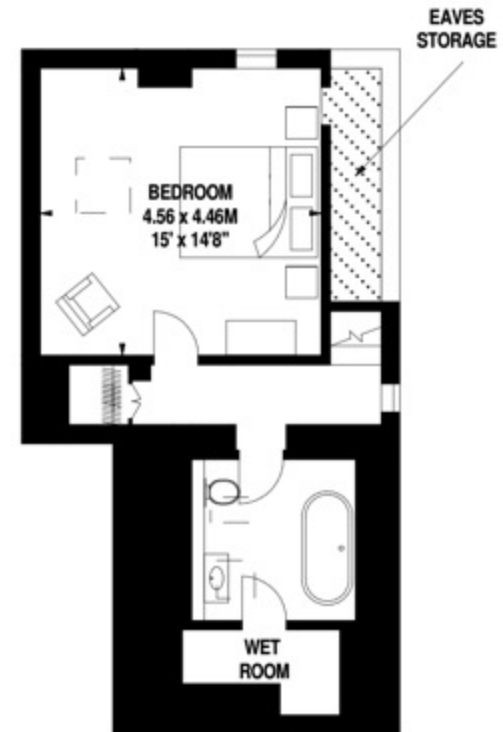


FIRST

Lansdowne Cottage,
East End,
Swerford,
Chipping Norton,
Oxfordshire, OX7



Approximate Gross Internal Area 223 sq m / 2400 sq ft
 Including Annexe of Approximately 29 sq m / 312 sq ft
 Including Eaves Storage of Approximately 3 sq m / 32 sq ft
 Green House: 7.90 sq m / 85 sq ft
 Shed: 7.1 sq m / 77 sq ft
 Total Area on Plan: 238 sq m / 2562 sq ft



SECOND



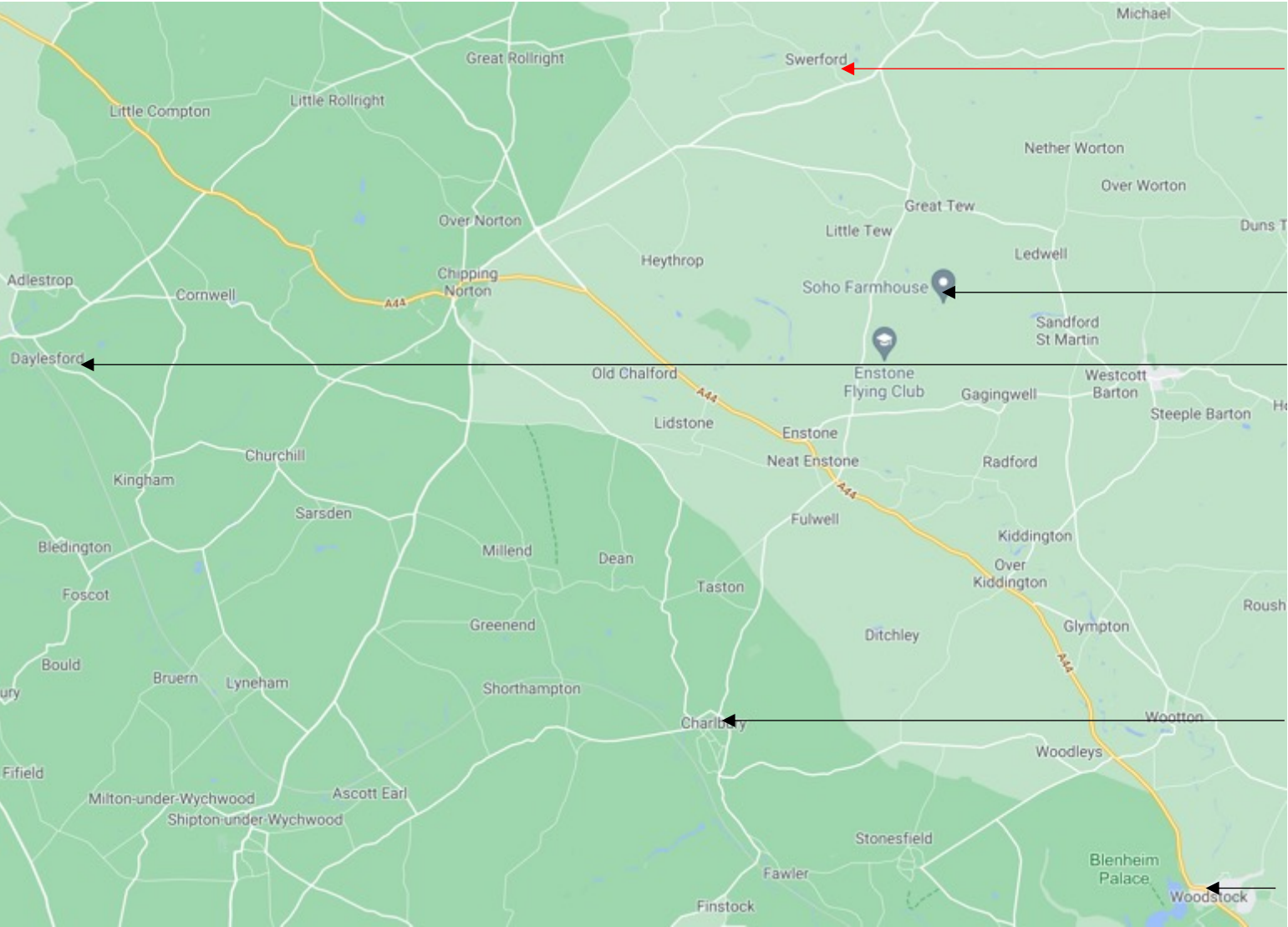
GARDEN PLAN



SWERFORD



IDEALLY LOCATED



SWERFORD

SOHO FARMHOUSE [5 mins]

DAYLESFORD ORGANIC FARM [15 mins]

CHARLBURY TRAIN STATION [15 mins]

WOODSTOCK [15 mins]

OXFORD [30 mins]



RH AYNHOE PARK



THE BULL IN CHARLBURY



DAYLESFORD FARM + BAMFORD CLUB



SOHO FARMHOUSE



ESTELLE MANOR



THE BUILDING

- Traditionally styled Cotswold stone building located in the village of Swerford, Oxfordshire
- 0.3 Acre plot overlooking fields on the edge of the village
- Highly energy efficient – mostly insulated ICF construction
- Slate tile roof
- Galvanized steel gutters

CAR PARKING

- Dedicated Parking space + further parking in village
- Preparation for electric car charging point

ENTRANCE & SECURITY

- Paneled hardwood front and side doors with bronze ironmongery and Banham locks.
- Security CCTV
- Entry phone system.
- All windows and doors with multipoint locks

TECHNOLOGY

- Bowers & Wilkins custom installation speakers to reception room, kitchen and outdoor entertaining area
- CAT6 cabling to all rooms.

TEMPERATURE CONTROL

- Smart Smoke alarms throughout.
- Wet underfloor heating throughout
- Air source system for heating and hot water, with contingency immersion heater
- Smart heating system with remote management
- Electric towel rails throughout
- Log burners in ground floor reception rooms

LIGHTING

- Forbes & Lomax invisible switch plates in bronze, all dimmable.
- Painted sockets, with USB ports to principal rooms
- Dimmable recessed and trim-less LED lighting throughout

KITCHEN

- Bespoke kitchen units with oak interiors.
- Solid Stone worktops
- 3-in-1 instant boiling water tap
- French door refrigerator with ice and filtered water.
- Gaggenau appliances

UTILITY ROOM

- Washing Machine & Dryer
- Ceramic Butlers' Sink with spray tap
- Solid oak worktop

WARDROBES

- All wardrobes custom designed with internal shelving

JOINERY

- Doors all bespoke hardwood with bronze hardware
- Windows all bespoke period reproduction double glazed units with draft exclusion and bronze hardware

FLOORING

- Engineered wide oak boards
- Tiles to functional areas

BATHROOMS

- Fully fitted bathrooms throughout.
- Water monopoly bronze brassware
- Sanitaryware from Water Monopoly and Lefroy Brooks

GARDEN

- Rear garden with automated zoned irrigation system
- Extensively planted & landscaped
- Kitchen Garden with Alitex Greenhouse
- Mature fruit trees
- Front & rear low level lighting
- Outdoor seating area

SERVICES

- Single phase electricity supply
- Mains waste-water drainage
- Mains Water
- Super-fast fibre broadband through out the house, annex and garden

TERMS

- Tenure: Freehold
- Local Authority: West Oxfordshire District Council





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