



SWINBROOK PLACE

Swinbrook, Burford, Oxfordshire OX18 4DY



SWINBROOK PLACE OCCUPIES ONE OF THE MOST IDYLLIC SETTINGS IN THE AREA OF OUTSTANDING NATURAL BEAUTY.

A beautifully remodelled and renovated village house in one of the most sought-after Cotswold Villages.

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Local Authority: West Oxfordshire District Council
Council Tax band: G
Services: Mains water, electricity and oil-fired central heating. Private drainage.
Tenure: Freehold
What3words: ///forgotten.trappings.escapades

SITUATION

The quintessential Cotswold village of Swinbrook lies on the River Windrush with the highly-regarded Swan Inn public house and cricket club within walking distance.

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).







THE PROPERTY

The house sits in almost an acre of beautiful gardens, and comprises of four reception rooms, four bedrooms, four bathrooms and a kitchen/dining room. There is also a converted 'little studio' within the grounds.

Oxfordshire is a county that is also blessed with a range of very good schools with The Dragon, Cothill, St.Hughs, Summerfields, Oxford High, Magdalen College School and St Edwards. Abingdon School, St Helen's & St Katherine's, Radley, Cokethorpe, the Cheltenham Colleges, Kitebrook at Moreton-in-Marsh and Tudor Hall in Banbury all nearby.

LOCATION

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. Daylesford, Soho Farmhouse and Estelle Manor, are all 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. The surrounding countryside provides excellent country walks, and riding and fishing in the vicinity.







DIRECTIONS

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.

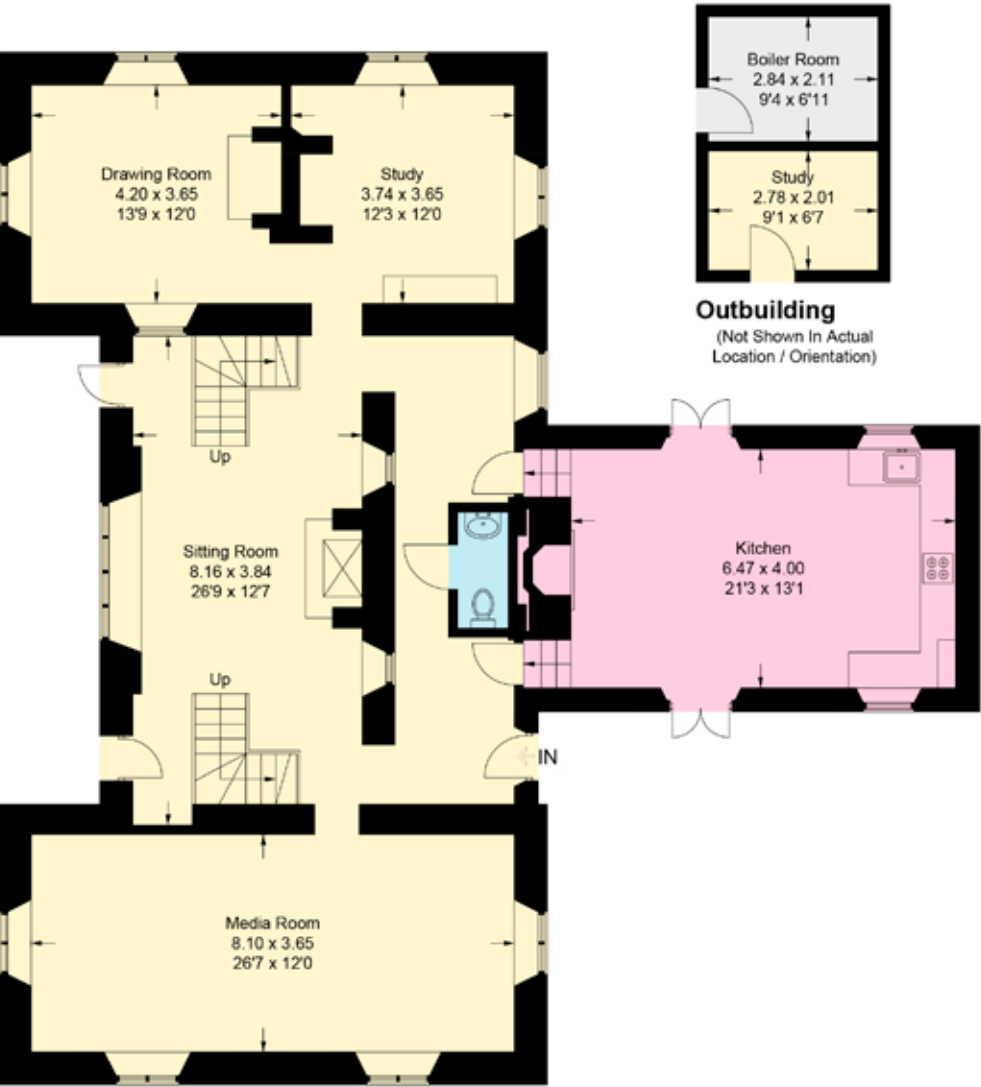
What3words: ///forgotten.trappings.escapades

OUTSIDE

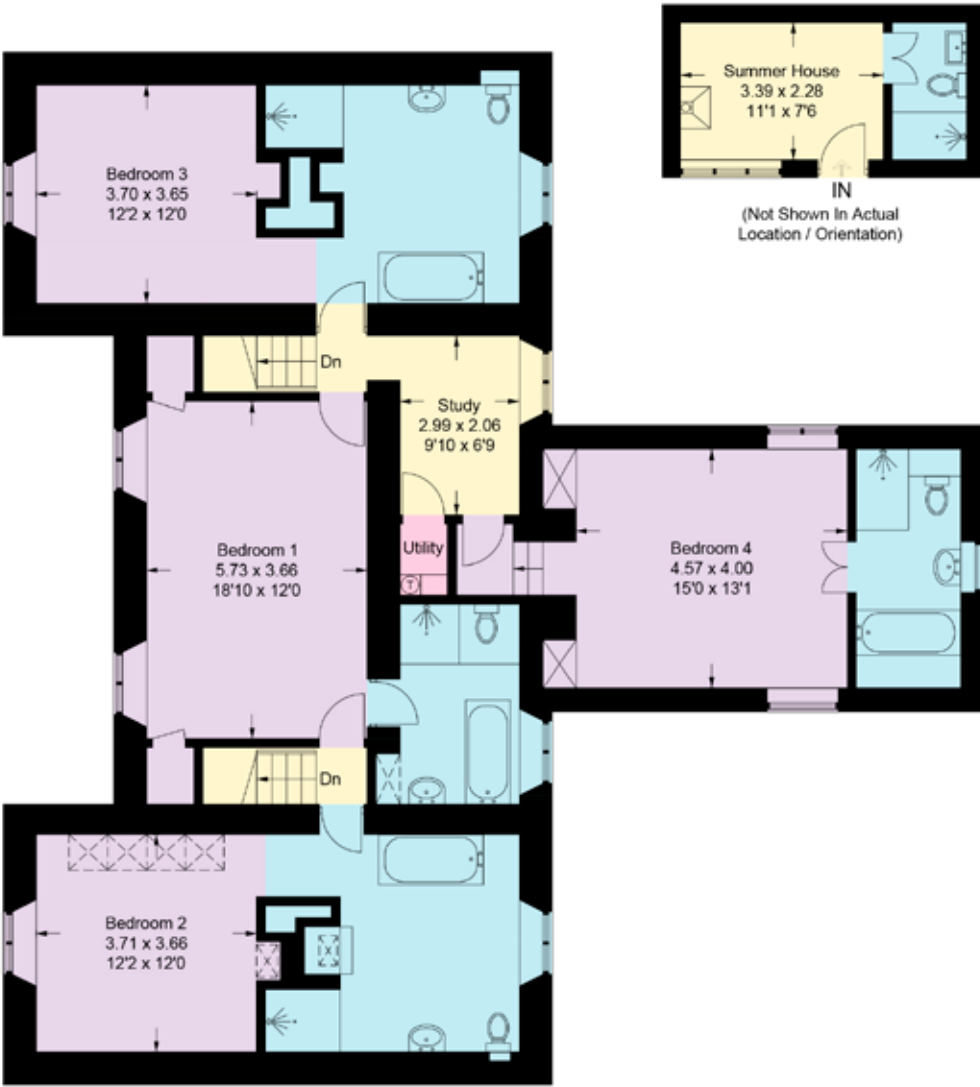
The delightful gardens are laid out over approximately an acre with lawns, a mature orchard and garden paths leading to a “little studio” by the ford and a weeping-willow walk.

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 “little studio” has been converted into one bedroom en suite hide away.





Ground Floor



First Floor

Approximate Gross Internal Floor Area
Main House: 296 sq m / 3,186 sq ft
Outbuilding: 12 sq m / 129 sq ft
Summer House: 11.2 sq m / 120 sq ft
Total: 319.2 sq m / 3,435 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

Damian Gray
01865 790077
damian.gray@knightfrank.com

Knight Frank Oxford
Unit 3, 274 Banbury Road
Summertown, Oxford, OX2 7DY

David Henderson
01451 832 832
david.henderson@savills.com

Savills Stow-on-the-Wold
Cotswold House, Church Street,
Stow-on-the-Wold, GL54 1BB

knightfrank.co.uk

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