



## ANNAWAY

Sibford Road, Epwell, Oxfordshire



# A BEAUTIFULLY PRESENTED FAMILY HOME, SITUATED IN THE RURAL NORTH OXFORDSHIRE VILLAGE OF EPWELL

with a gated driveway, double car port with annexe above, and delightful views



Local Authority: Cherwell District Council

Council Tax band: D

Services: Mains electricity, water and drainage are connected to the property. LPG/oil central heating.

Tenure: Freehold

What3words: ///liberty.juicy.fragment

# SITUATION

Epwell is a charming and sought-after village in the beautiful north Oxfordshire countryside, within the Cotswolds Area of Outstanding Natural Beauty. The village has attractive period houses and cottages constructed mainly of local Horton ironstone with a parish church, village hall, nursery and renowned Michelin-star restaurant, The Chandlers Arms.

The local surrounding villages of Sibford Gower, Tysoe and Brailes provide additional services, such as village stores and post offices. Banbury and Stratford-upon-Avon, the region's cultural centre and home of the Royal Shakespeare Theatre, provides ample shopping, recreational and dining opportunities.

State, grammar and private schools in the area include Shenington Church of England Primary School, Chipping Campden School with an Outstanding Ofsted rating achieved in April 2024, Sibford School in the nearby Sibford Ferris, Warwick Prep and Public School and King's High School for Girls in Warwick, Tudor Hall School for Girls and Bloxham School near Banbury.

Annaway is well positioned for the commuter, with rail services from Banbury, Warwick, Leamington Spa and Stratford-upon-Avon providing good access to London/Marylebone. The M40, J11 (Banbury) is approximately 12 miles away, and J12 (Gaydon) is approximately 11 miles away, of which provide access to the national motorway system. Birmingham International Airport is about 45 miles away.

There are a number of golf courses in the area. Racing at Stratford, Warwick and Cheltenham, motor racing at Silverstone, and fishing and sailing at Draycote Water.







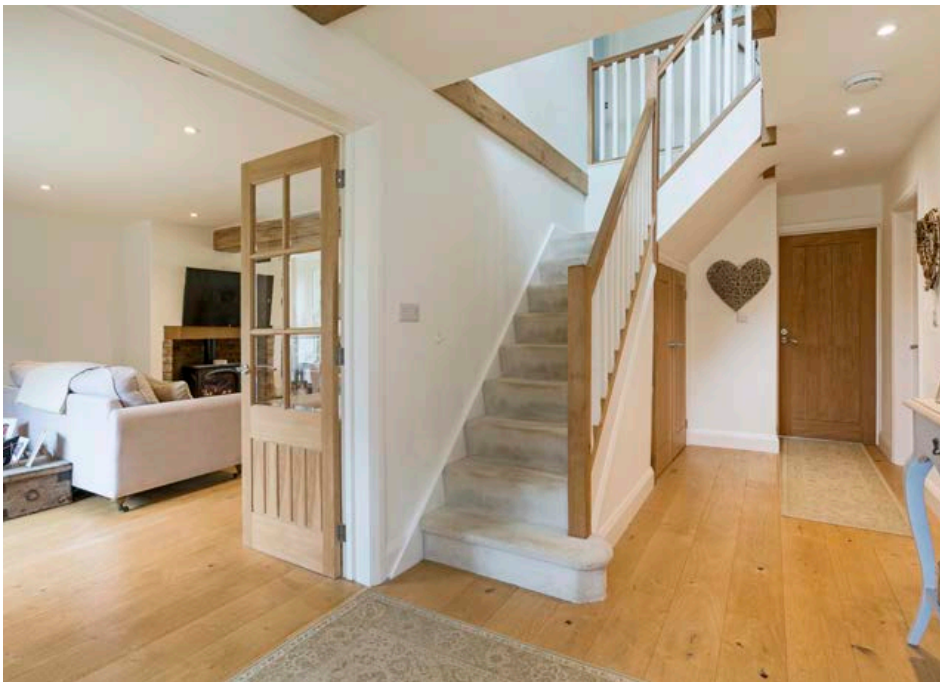


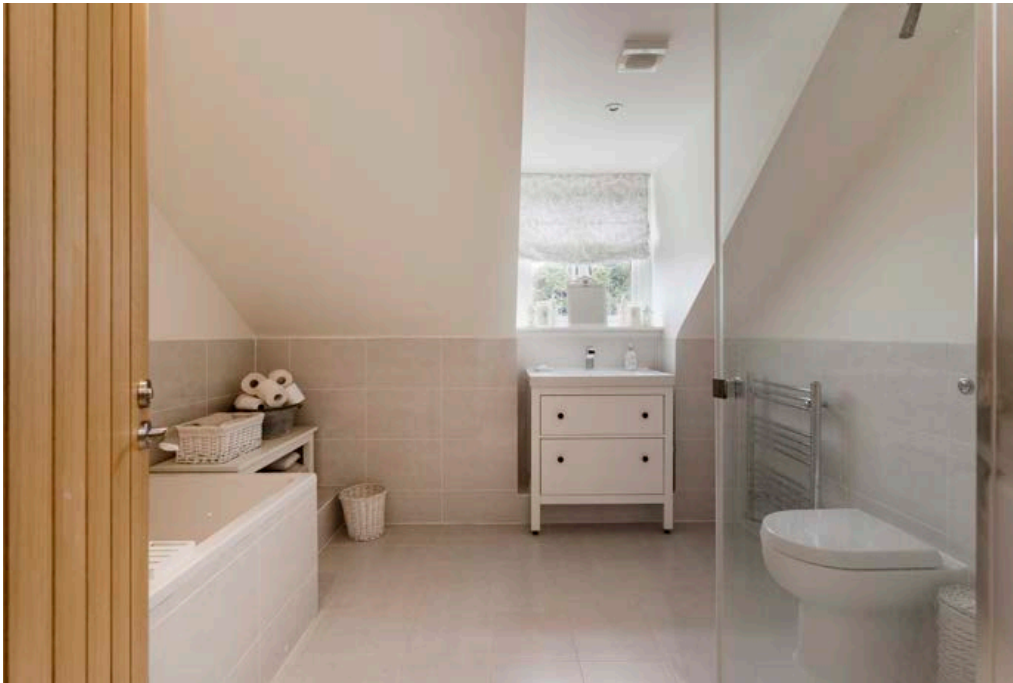
## ANNAWAY

Annaway is a lovely, detached property which has been sympathetically refurbished and extended by the current owners and effortlessly blends traditional character and charm with modern day living.

The front door opens to a delightful entrance hall with stairs rising to the first floor. Double doors open to a magnificent, dual aspect, sitting room with feature fireplace housing a wood burner and French doors leading to the patio area and garden beyond. The entrance hall continues to an elegant dining room with a stunning, south-easterly view to the front garden, a modern WC, study with fitted shelving unit and utility room, complete with sink, space for a washing machine and dryer and an external glazed door providing access to the rear garden. Steps lead down to the spacious kitchen/breakfast room; this was an extension to the original house by the current owners, and benefits from an extensive range of wall mounted and base units sat beneath a granite worktop, an island with bar stools, a variety of integrated appliances, double doors and bifold doors that open to the lawned rear garden.

Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive Principal bedroom suite with glazed double doors opening to a Juliet balcony, a walk-in wardrobe and spacious ensuite shower room. The first floor extends to another generous bedroom with modern ensuite shower room and glazed double doors opening to a Juliet balcony, and two further double bedrooms, both offering different aspects of the beautiful surrounding countryside.







## OUTSIDE

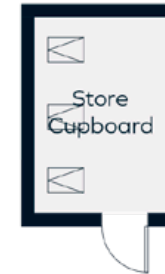
Externally, the property is accessed by electric wooden gates which open to a private gravel driveway with ample parking space for several cars. There is a double car port with an annexe above, comprising a shower room and a large room with space for a sitting area and bed.

The south-facing rear garden is principally lawned and is bordered partly by a Hornton stone wall and partly by a mature hedgerow, offering privacy and seclusion. A stone paved patio is accessed via the bifold doors in the kitchen, of which leads to the side of the property and provides access to the store.

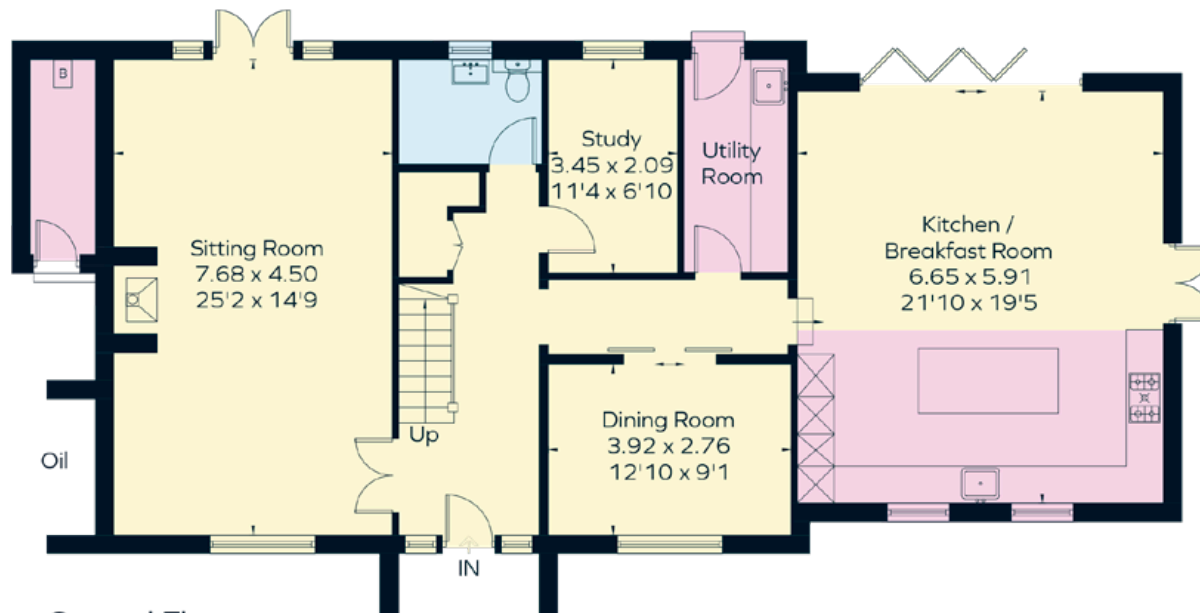




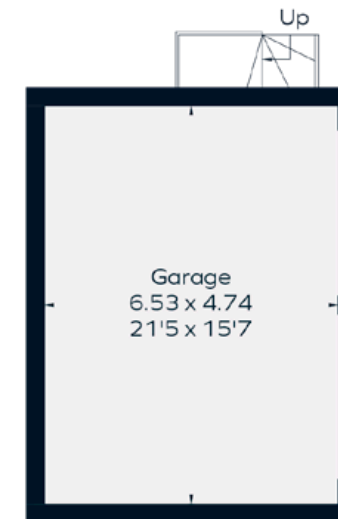
[Symbol] = Reduced head height below 1.5m



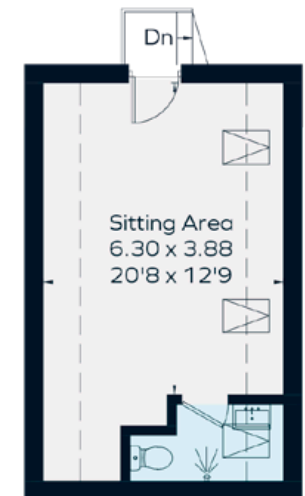
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)  
Outbuildings - Ground Floor



Outbuildings - First Floor

Approximate Gross Internal Area

Main House = 240.4 sq m / 2,588 sq ft

Outbuildings = 35.3 sq m / 380 sq ft (Excluding Open Space Garage)

Total = 275.7 sq m / 2,968 sq ft Including Limited Use Area (18.5 sq m / 199 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.

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Date: 02 May 2025  
Our reference: OXF012514528

## Annaway, Sibford Road, Epwell, Banbury, OX15 6LH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,100,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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