



THE CROFT

Church Lane, Epwell, Banbury, Oxfordshire



AN ATTRACTIVE AND SPACIOUS PROPERTY, SITUATED IN THE RURAL NORTH OXFORDSHIRE VILLAGE OF EPWELL

With a private driveway, double garage with annexe above, and delightful views
of St Anne's Church and rolling open countryside.



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Local Authority: Cherwell District Council. Telephone: 01295 227001

Council Tax band: F

Tenure: Freehold

What3words:///hillside.vision.sharpness

Services: Mains electricity, water and drainage are connected to the property.

LPG/oil central heating. Fibre broadband is connected to the property.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded.

However, certain items, such as the curtains and blinds, may be available by separate negotiation.

Viewing: By prior appointment only with the agents

SITUATION

Epwell is a charming and sought-after village nestled in the beautiful north Oxfordshire countryside, within the Cotswolds Area of Outstanding Natural Beauty. The village is made up of 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.

The area is well served by state, grammar and private schools including 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.

The Croft 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.









THE PROPERTY

The Croft is a beautifully presented detached property, situated in the rural, north Oxfordshire village of Epwell. The property has been sympathetically refurbished 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. A door on the left opens to a magnificent, triple aspect, drawing room with feature fireplace housing a wood burner and a large window offering delightful southerly views of the garden beyond. The entrance hall continues to a spacious kitchen/breakfast room which benefits from an extensive range of wall mounted and base units sat beneath a granite worktop and a variety of integrated appliances. This flows into a bright and airy sitting room, complete with double doors that open to the stone paved patio and south-facing rear garden. Accessed directly from the kitchen is the utility room, complete with an external door and a range of fitted units and space and plumbing for a washing machine and dryer. The ground floor further extends to a storeroom leading from the utility room, a modern WC, and study with windows offering northerly views to the pretty lane and the village beyond.

Stairs from the entrance hall rise to the first-floor landing, which provides access to an impressive Principal bedroom, complete with a range of built in wardrobes and a spacious en suite shower room. The first floor extends to three further generous bedrooms, all of which are served by the fully tiled family bathroom, with a fitted bath and shower above, and offer different aspects of the beautiful surrounding countryside.











OUTSIDE

Externally, the property is accessed from Church Lane to a private driveway with ample parking space for a number of cars. The property further benefits from a double garage with an annexe above, of which is accessed by an external timber staircase from the rear garden. This rises to a delightful balcony, with space for a table and chairs to enjoy the open countryside view, and glazed French doors that open to the annexe and modern shower room.

The south-facing rear garden is principally lawned and split across varying levels, with well-stocked and herbaceous borders offering colour and interest throughout the year. The front garden is bordered partly by a Hornton stone wall and hedgerow, and the rear garden is bordered partly by a timber fence and a mature hedgerow, both of which offer privacy and seclusion. A stone paved patio with gravel edging is accessed via the French doors in the kitchen/breakfast room and the sitting room, and a door leading from the utility room, which provides an excellent space for outdoor dining and entertaining.

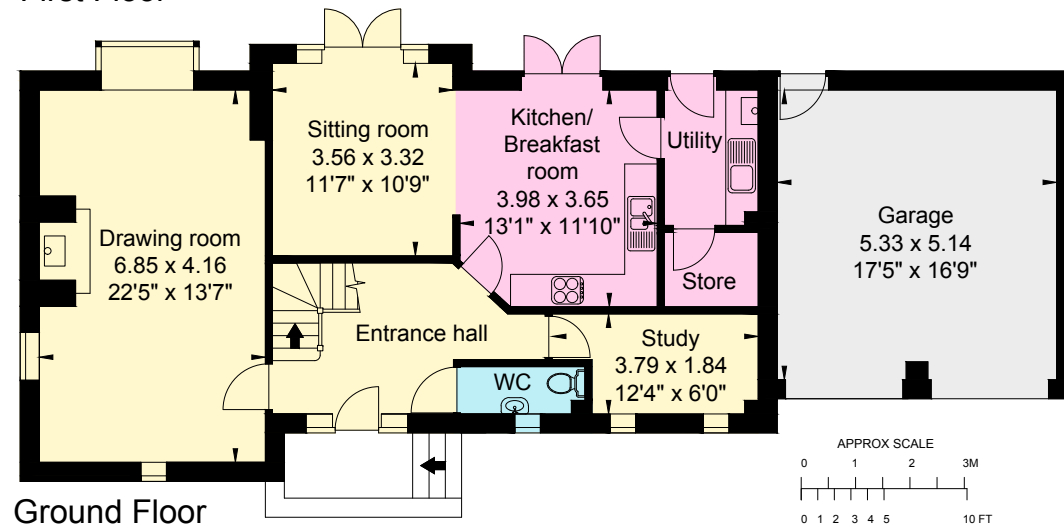
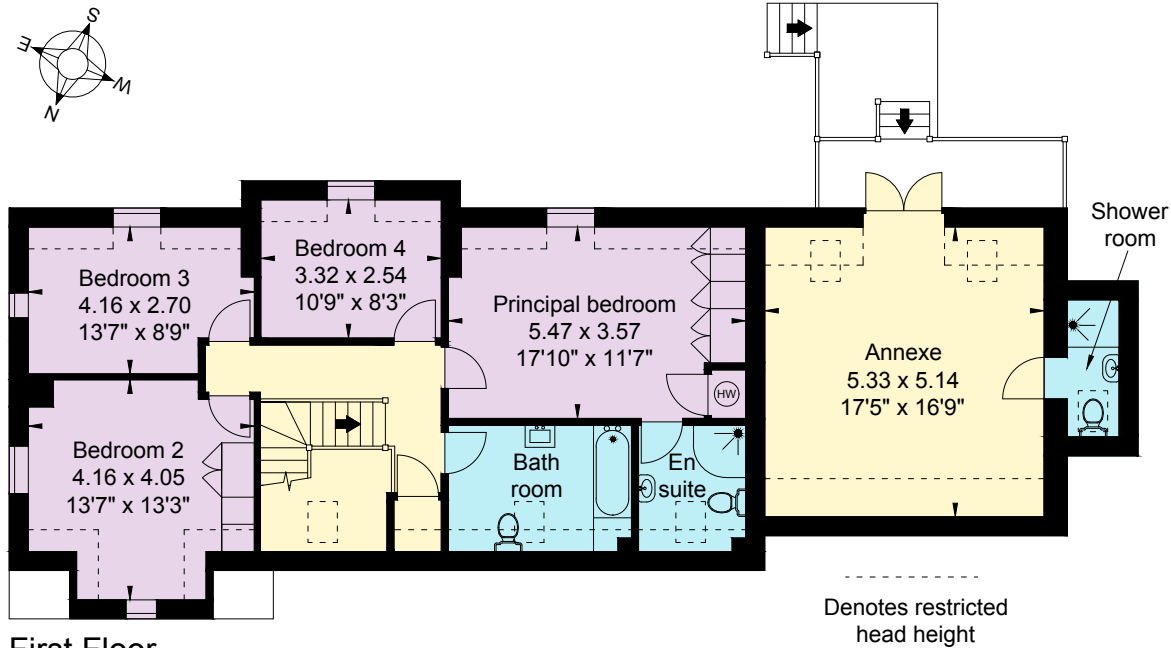
DISTANCES

Shutford 2.6 miles, Sibford Ferris 3 miles, Brailes 3.6 miles, Edgehill 4.8 miles, Banbury 7.4 miles, Bloxham 7.1 miles, Shenington 8.2 miles, Kineton 8.3 miles, Banbury 9 miles, Chipping Norton 10.7 miles, Moreton-in-Marsh 13 miles, Stratford-upon-Avon 16.4 miles, Chipping Campden 17.1 miles, Birmingham International Airport 45 miles, (distances approximate).









Approximate gross internal floor area:
House: 168 sq m / 1,810 sq ft
Annexe: 31 sq m / 335 sq ft
Garage: 27 sq m / 294 sq ft
Total = 226 sq m / 2,439 sq ft
inc. restricted head height

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: 09 September 2025
Our reference: STR012550355

The Croft, Church Lane, Epwell, Banbury, OX15 6LD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£850,000**.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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