



THE ORCHARD, EPWELL

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**THE ORCHARD  
BIRDS LANE  
EPWELL, NEAR BANBURY  
OX15 6LQ**

Situated approximately 2.5 miles from the Sibfords, 3.5 miles from Tysoe, 4.5 miles from Brailes, 7 miles from Banbury, 8 miles from Shipston on Stour and 8 miles from junction 11 of the M40 motorway at Banbury.

**A DETACHED VILLAGE PROPERTY SITUATED ON THE EDGE OF THE COTSWOLDS WITH ADJOINING FORMER NURSERY SCHOOL, OFFERING GREAT POTENTIAL, WITH A LARGE GARDEN AND GOOD OFF-ROAD PARKING.**

Entrance Hall, Living Room, Garden Room/Conservatory Study, Kitchen/Breakfast Room, Dining Room, Ground Floor Master Bedroom adjoining Shower Room. Landing, Three First Floor Double Bedrooms, Bathroom. Connecting Lobby to Nursery School with Kitchen and Cloakroom Facilities. Oil Fired Heating. Two Garages (1 Integral). Good Off-Road Parking. Large Gardens. In All About 0.45 Acres / 0.182ha

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**Epwell** is a charming and attractive sought after North Oxfordshire village situated on the edge of the Cotswolds and set in attractive rolling countryside, close to the Oxfordshire/Warwickshire border.

Within the village there are many period stone properties, a church and good local inn. The local villages of Tysoe, Brailes and The Sibfords provide local shopping and schooling facilities, with Banbury and Shipston on Stour offering a more comprehensive range. There is an additional primary school close by at Shennington.

The area is served by a network of main roads, including Junction 40 of the M40 motorway at Banbury giving access to Oxford, London and Birmingham. There is a main line station at Banbury with services north to Birmingham and south to Oxford and London (Paddington)

with a fast service in just under an hour. There are golf courses at Brailes, Tadmarton and Chipping Norton.

**The Orchard** is a detached village property offering great opportunity and is understood to have been built in the 1960s with later additions

The house offers spacious and flexible accommodation which may benefit from some updating and modernisation and offers scope to create a wonderful family home.

Attached is a former nursery school which is understood could be continued under current planning permissions but also offers scope for office use or conversion to additional residential accommodation subject to obtaining the necessary planning consents.





Situated to the front is ample off road parking, and to the back is a large principally lawned garden which slopes down to a small brook. It is understood the property extends in all to about 0.45acres/0.182ha

In addition it is considered, and subject to obtaining the necessary planning consents, the opportunity for a replacement dwelling/ dwellings on the site. From the gravelled courtyard the accommodation briefly comprises:

**Entrance Hall** with stairs to first floor with **Sitting Room** adjoining with wood burning stove, double glazed doors lead into the

**Garden Room/ Conservatory** with a wood burning stove, adjoining which is the Study and **Integral Single Garage** off with workbench.

Fitted **Kitchen/ Breakfast Room** with archway leading into the **Dining Room**.

**Ground Floor Bedroom** with built in wardrobes and **Shower Room** adjoining.

On the first floor (which is into eaves) is the **Landing, Three Double Bedrooms** and **Family Bathroom**.

From the kitchen/ breakfast room **Lobby** Worcester oil fired boiler for central heating and hot water leads through to

**Nursery School** area with **Kitchen** and **Cloakroom** facilities. Stable door leads out into a paved Courtyard Garden area beyond which is a further enclosed lawned garden area with a fine Magnolia tree.

Outside to the front is a large gravelled **Courtyard** offering good off road parking and the second detached **Stone Single Garage**.

To the back approached from the lobby is a paved terrace beyond which an area of decking leads down to the principal garden area, mainly lawned with a number of shrubs and fruit trees leading down to a small brook at the bottom.

It is understood property extends in all to about 0.45 acres/0.182 ha.

## GENERAL INFORMATION

### Tenure

The property is offered **freehold with vacant possession**.

### Council Tax

These are payable to Cherwell District Council at Bodicote tel no: 01295 – 252535. The property is listed in council tax band F, with business ratable value of £7,200 with current rates payable of £3592.80 for 2025/2026 for the nursery school element.

Small business rate relief may be applicable and it is advised potential purchasers should make their own investigations with regard to this.

### Energy Performance Certificate

Current: 48 (E) Potential: 72 (C)

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

### Services

Oil fired boiler for central heating and hot water. In addition there are solar panels for hot water supply.

### Directions

### Postcode OX15 6LQ

From Shipston on Stour take the B 4035 for Banbury. About 3.5 miles after Brailes, take the first turning left, turning right after about a further 400 yards signed to Epwell. On entering the village continue past the public house, turning left sign posted into the village. Proceed to the “T” junction in front of the village hall and The Orchard is situated immediately in front of one on the right.

From Banbury take the B 4035 for Shipston on Stour. Proceed through the villages of Broughton, Tadmorton and Swalcliffe. Just after the left hand turn to Sibford Gower, turn right sign posted to Tysoe and Epwell. After about a further 400 yards turn right to Epwell.

### IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

MFF/S3229/F0050/03/04/2025

## FLOOR PLANS

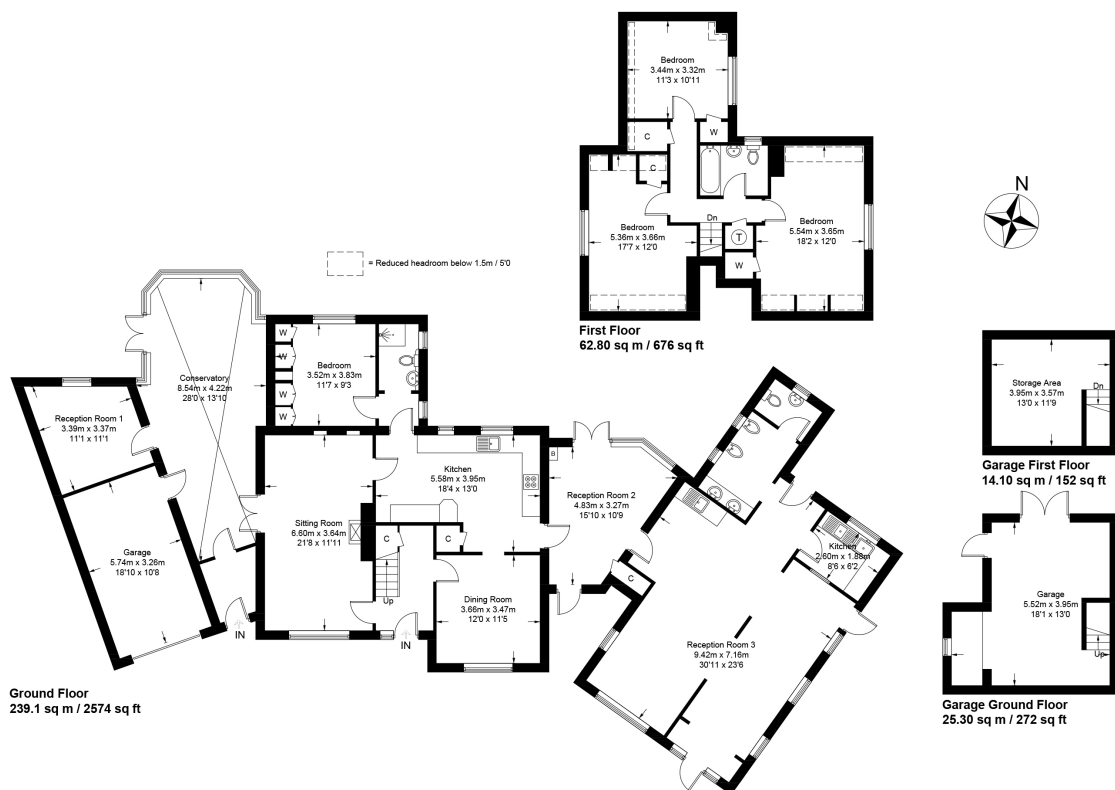


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1186861)



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