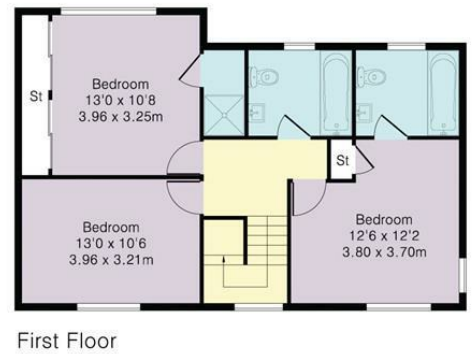


Swerford, Chipping Norton, OX7



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ESTATE AGENTS

Approximate Gross Internal Area 1988 sq ft – 185 sq m  
Ground Floor Area 1346 sq ft – 125 sq m  
First Floor Area 642 sq ft – 60 sq m



## **SPRING BANK COTTAGE IS A TRULY SPECIAL HOME THAT OFFERS A BLEND OF COUNTRYSIDE TRANQUILLITY AND MODERN COMFORT, ALL WITHIN EASY REACH OF LOCAL AMENITIES.**

### **The Property**

Situated in the picturesque village of Swerford, Spring Bank Cottage is a charming and elevated property offering stunning views over the rolling Oxfordshire countryside. This delightful home perfectly blends traditional charm with modern conveniences, creating a welcoming living space.

The ground floor accommodation includes an inviting entrance hall, featuring engineered oak flooring that extends throughout much of this floor. A convenient understairs cupboard and a WC are also located here. The spacious living room, benefiting from a double aspect, allows an abundance of natural light to flood the space. French doors open to the rear, offering direct access to the garden and the windows to the front offer stunning views of the surrounding village and fields. The cosy woodburning stove provides warmth and character, making this an ideal space for all seasons.

Off the living room, a versatile room above the garage can be accessed, offering potential as a home office, games room, or fourth bedroom. This room is complemented by a newly fitted shower room for added convenience.

The heart of the home is the kitchen, equipped with an Evershot oven, a Kettle instant boil water tap, and ample space for a dishwasher, washing machine, and fridge freezer. The kitchen also features a breakfast bar and also enjoys views over the village and countryside. The kitchen flows seamlessly into the dining room, which has a charming bay window with a window seat, and another woodburning stove.

A sunroom, perfect for enjoying an evening drink while soaking in the views, completes the ground floor accommodation.

Additionally, there is an external utility room with a sink, storage, and space for further white goods, ensuring practicality and efficiency.

Upstairs, the principal bedroom is a true highlight of the property, featuring windows on two sides that capture the best views in the house. This room also includes a built-in cupboard and a stylish ensuite bathroom. Bedroom two, like the principal bedroom, enjoys stunning views, while bedroom three offers a built-in wardrobe and a modern wet room with a shower. A well-appointed family bathroom serves the additional bedrooms.

### **Outside**

The outdoor spaces at Spring Bank Cottage are as impressive as the interior. A patio area at the rear, accessible via both the living room and dining room, is perfect for alfresco dining and entertaining. Steps lead up to the roof terrace, where you can take in panoramic views of the countryside, including grazing cows and rolling hills. Further steps ascend to a private lawned area, complete with a mature fig tree and areas to relax.

The property also benefits from parking for three or four cars and a single garage, providing ample space for vehicles.

### **Situation**

Swerford is a charming Cotswold village in North Oxfordshire, known for its picturesque ironstone cottages. Soho Farmhouse is a 5 minute drive away and Banbury station, with fast trains (under an hour) to London is within easy reach. Nearby Chipping Norton offers local amenities, while the neighbouring village of Hook Norton provides essentials like a shop, pubs, a butcher, and a renowned brewery. Swerford's location is perfect for exploring nearby country walks, villages, and attractions like Soho Farmhouse and Daylesford Organic Farm Shop. Oxford, Cheltenham, and Stratford-upon-Avon are easily accessible for city amenities. Excellent schooling options are available locally, with good transport links to London via Charlbury and Banbury, and access to the M40 is within easy reach.



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