



Meadows Edge, Sibford Road
Epwell | Oxfordshire | OX15 6LH



ROUND & JACKSON
ESTATE AGENTS





A beautifully positioned two-bedroom detached chalet bungalow set on the edge of the village, enjoying stunning far-reaching countryside views. The property offers spacious accommodation, lovely landscaped gardens and a high degree of privacy. Further benefits include a superb home office, outbuildings, solar panels, and garage.

The Property

Meadows Edge is a detached two-bedroom chalet bungalow occupying a truly outstanding elevated position on the edge of the village, enjoying far-reaching and uninterrupted views across the surrounding countryside. The setting is a particular feature, offering a high degree of privacy and a wonderful sense of space. The property provides spacious and well-proportioned accommodation, including two double bedrooms, two bathrooms (one ensuite), and a generous living room opening onto a covered veranda, perfectly positioned to take in the views. There is also a kitchen/breakfast room, which would benefit from updating, and a versatile study or craft room. The gardens are a standout feature of the property, being beautifully landscaped, well maintained and extending to approximately 0.28 acres (0.11 hectares).



They provide a superb outdoor environment with a variety of seating areas and mature planting, ideal for both relaxation and entertaining. The outbuildings are equally impressive and add significant versatility, including an excellent insulated Green Retreats studio/office, ideal for home working, together with three useful storage sheds with power and light connected, and a substantial custom-built insulated five-bay kennel block. In addition, there is a single garage with power and light, and twelve roof-mounted solar panels providing electricity. There is also lapsed planning permission for a single-storey extension and new boot room (Cherwell District Council reference: 21/00405/F).

Entrance Hallway

Welcoming entrance hall with a cloak cupboard and airing cupboard incorporating an insulated hot water cylinder.

Sitting Room

Attractive living room featuring a wood burning stove and double doors opening onto a covered veranda, enjoying views over the garden.

Study/Hobby Room

Versatile study/hobby room enjoying far-reaching views over the village, with stairs rising to the first floor.

Kitchen/Breakfast Room

Fitted with a range of eye level cabinets, base units and drawers with work surfaces over and a one and a half bowl sink and drainer. Integrated appliances include a four-ring LPG gas hob with extractor over and electric oven. Space and plumbing for a washing machine and dishwasher and space for an undercounter fridge and freezer. Grant condensing oil-fired boiler and water softener.

Master Bedroom

A double bedroom enjoying countryside views, with fitted bedroom furniture and access to generous eaves storage. Ensuite shower room comprising a shower cubicle, WC, wash hand basin with a fitted double cupboard, mirrored cabinet, heated towel rails and additional eaves storage.

Bedroom Two

Spacious dual aspect bedroom with an extensive range of built-in wardrobes (including two and a half double wardrobes plus an additional double), enjoying far-reaching views.

Shower Room

Well-appointed family shower room, part tiled, featuring a shower cubicle, WC, wash hand basin with built-in double cupboard, heated towel rails and underfloor heating.





Outside

The gardens are a truly exceptional feature of Meadows Edge, beautifully enveloping the property and creating a private, tranquil setting. Thoughtfully landscaped and well stocked, they offer a wonderful sense of seclusion and colour throughout the seasons. From the parking area, steps rise through well-planted flower and shrub borders to the front entrance. The south-facing gardens are particularly attractive, featuring a generous lawn, a sunken patio, greenhouse, and an extensive paved terrace—ideal for outdoor dining and entertaining. Beyond, a further secluded garden area is framed by mature hedging and centred around a striking weeping silver birch. This area also incorporates an excellent insulated Green Retreats studio/office with adjoining decking, providing a perfect space for home working or relaxation. A range of high-quality outbuildings adds versatility, including a substantial custom-built insulated five-bay kennel block, multiple storage sheds with power and light, and a garage. In all, the gardens extend to approximately 0.28 acres and provide a superb outdoor environment, combining privacy, practicality, and natural beauty.

Situation

Epwell is a charming and highly sought-after North Oxfordshire village, situated on the edge of the Cotswolds amidst attractive rolling countryside, close to the Oxfordshire/Warwickshire border. The village offers a peaceful setting with a strong sense of community.

There are many attractive period stone properties, a parish church and a well-regarded local inn, while the surrounding countryside provides excellent walking, riding and outdoor pursuits, ideal for nature lovers.

The nearby villages of Tysoe, Brailes and The Sibfords offer a range of day-to-day amenities including shops, public houses and schooling, together with Feldon Valley Golf Course in Brailes, which provides a highly regarded course, clubhouse and restaurant. Banbury and Shipston-on-Stour offer a more comprehensive range of facilities, including shopping, leisure and schooling, with access to a number of well-regarded state and independent schools.

Communications are excellent, with access to Junction 11 of the M40 at Banbury providing links to Oxford, London and Birmingham. Banbury railway station offers regular mainline services to London Marylebone (from approximately 55 minutes) and Birmingham.



Directions

Proceed from Banbury on the B4035 passing through the villages of Tadmarton and Swalcliffe. After approximately 2 miles take the right hand turning signed to Epwell. Follow this road and take the right turning signed to Epwell and proceed into the village. The property will be found on your right hand side shortly after passing The Chandlers Arms public house.

Services

All mains services are connected with the exception of gas. Oil fired central heating.

Local Authority

Cherwell District Council. Tax band E.

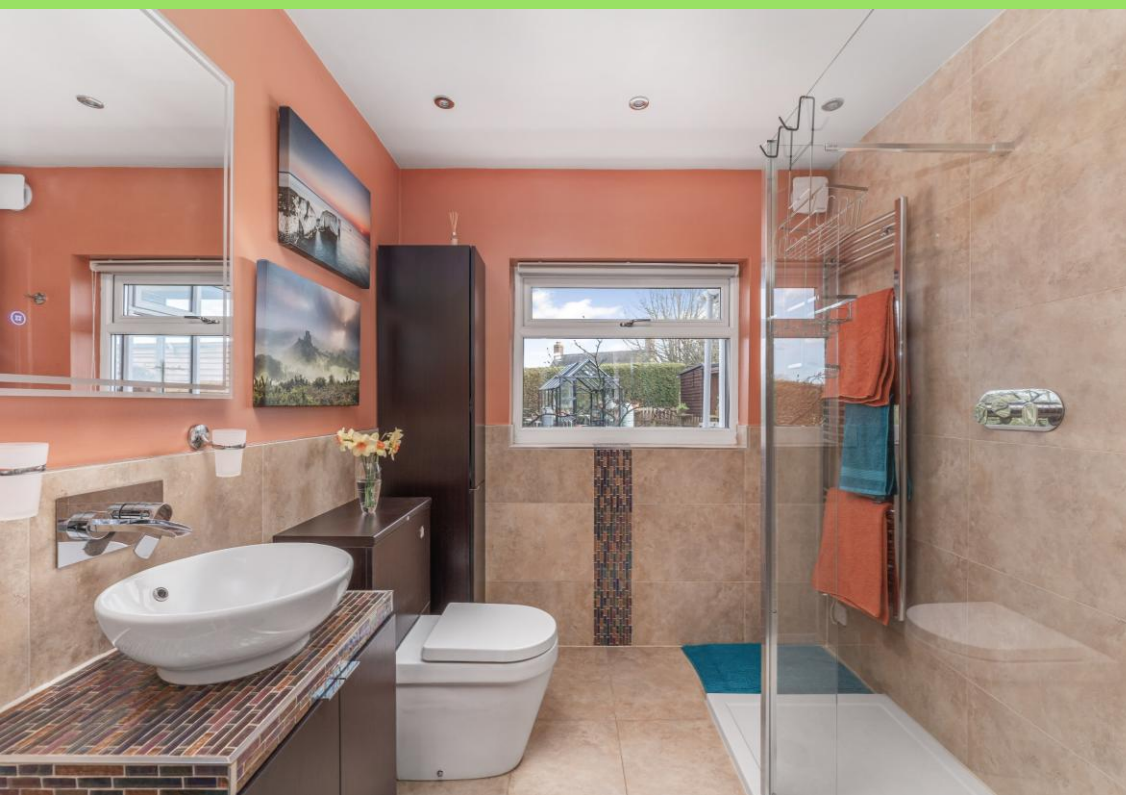
Viewing Arrangements

By prior arrangement with Round & Jackson

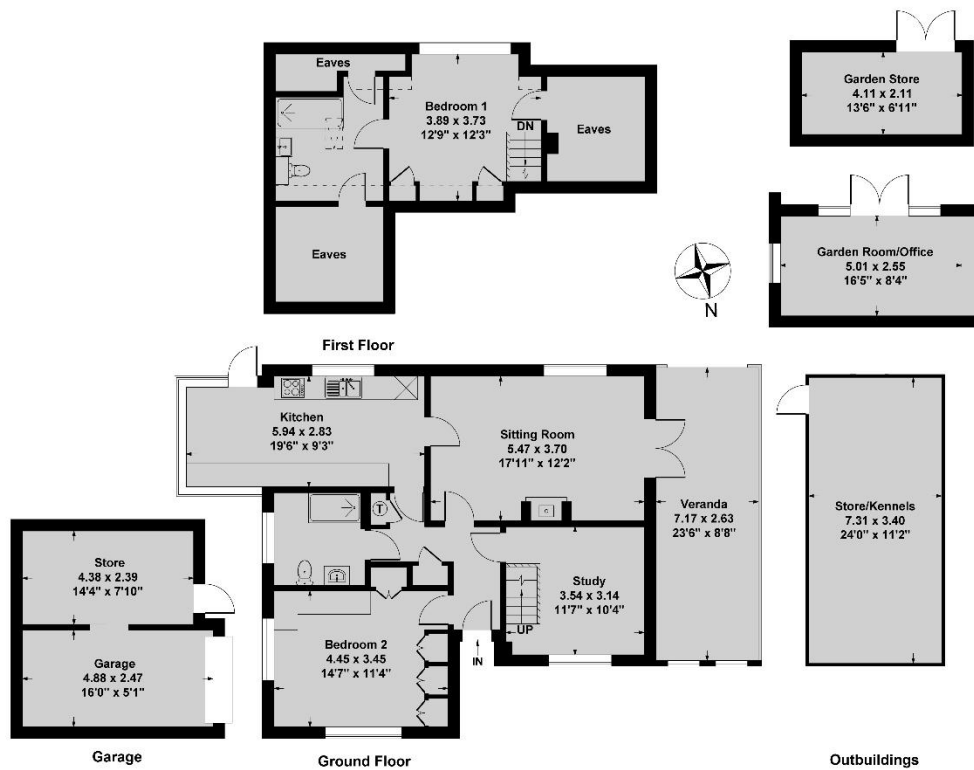
Tenure

A freehold Property

Guide Price: £575,000







Ground Floor Approx Area = 102.17 sq m / 1100 sq ft
First Floor Approx Area = 21.76 sq m / 234 sq ft
Outbuildings Approx Area = 46.30 sq m / 498 sq ft
Garage Approx Area = 23.17 sq m / 249 sq ft
Total Area = 193.40 sq m / 2081 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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