



Old Malt House, Sibford Ferris, Banbury, Oxon OX15 5RG  
£350,000 Freehold

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





### *Charming three bedroom stone built cottage.*

Entrance hallway | Living room | Kitchen/breakfast room | Two ground floor bedrooms | Shower room/utility | First floor master bedroom | Good sized garden.

Located in the much sought after village of Sibford Ferris is this charming three bedroom cottage, formerly a cow shed converted in the '70s. The property benefits from living room, kitchen/breakfast room, two ground floor bedrooms, shower/utility room, and first floor master bedroom as well as having a beautifully well maintained garden.

#### Accommodation

Entrance via composite door to entrance hallway.

**Entrance hallway:** Wall mounted electric radiator. Stairs rising to first floor. Useful storage cupboard. Wall mounted metal fuse box.

**Living room:** Double glazed UPVC windows to front and side aspects. Wall mounted electric radiator. Log burner with stone surround. Exposed beams. Door through to kitchen/breakfast room.

**Kitchen/breakfast room:** UPVC double glazed windows to front and side aspects. Range of base and eye level units with laminate worktop. Space for cooker. Under counter fridge and freezer. Built-in stainless steel sink unit. Tiling to splashback areas. Space enough for table and chairs.

**Bedroom two:** UPVC double glazed window to the side aspect. Wall mounted electric radiator.

**Bedroom three:** UPVC double glazed window to side aspect. Wall mounted electric radiator.

**Shower room/utility:** Three piece white suite comprising low level WC, washhand basin with built-in storage underneath. Double shower cubicle with Bar shower over. Sunken spotlights. Extractor. UPVC double glazed obscured window to the side aspect. Plumbing and space for washing machine with worktop. Wall mounted heated towel rail.

**First floor master bedroom:** Two Velux windows. Good sized double bedroom. Wall mounted electric radiator. Storage into the eaves. Built-in wardrobe. Large cupboard housing hot water tank. Loft area.

#### Outside

**Front:** The neighbours have access across the driveway to the garden. On-street parking.

**Garden:** Through a covered walkway, gated access. The garden is mostly laid to lawn, with a pathway around the side, many well stocked flower and shrub borders. To the rear is a large shed and further storage. The garden is enclosed by fencing and stone wall.

Sibford Gower and its sister village, Sibford Ferris, are situated on each side of the Sib Valley in attractive north Oxfordshire countryside on the borders of south Warwickshire close to the Cotswolds and adjoin an Area of Outstanding Natural Beauty. The villages have a general store/post office, public house with restaurant, doctor's surgery and high performing village primary school. More amenities can be found at Hook Norton with Banbury & Chipping Norton not far away. Sibford School is a private nursery/prep and secondary school in the village. Local secondary schools are found at the Warriner (Bloxham) and Chipping Norton. Further prep schools at Carrus (Overthorpe) and Kitebrook (Moreton-in-Marsh). Public schools include Bloxham and Tudor Hall. Banbury station has a good rail service to London (under 1 hour) and there is a connection to the M40 (J11).

**Council Tax Banding: C**  
**Authority: Cherwell District Council**



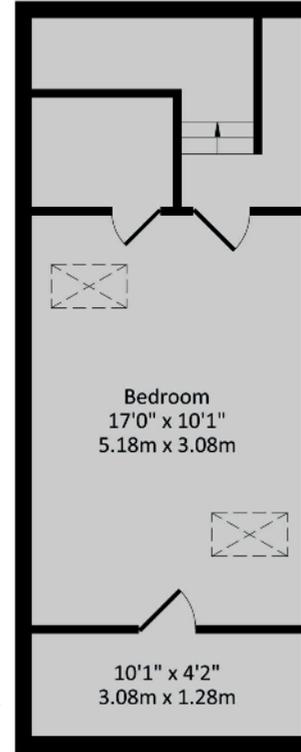
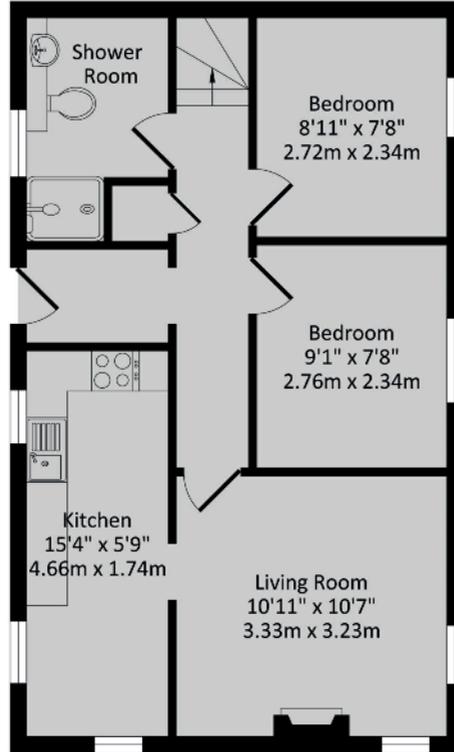




**Ground Floor**  
 496 sq.ft. (46.10 sq.m.) approx.

**First Floor**  
 320 sq.ft. (29.70 sq.m.) approx.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 81        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 42                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |



**TOTAL APPROX. FLOOR AREA 816 sq.ft. (75.80 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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