



Three Gables Sibford Road, Epwell

Offers Over **£800,000**



Three Gables Sibford Road

Epwell, Banbury

Set in an elevated position, this 4-bedroom detached home offers stunning rural views and is nestled within its own grounds. Over the years, the property has been extended to create light and spacious living accommodations, complete with a large, gated driveway, a double garage and a stone outbuilding.

As you enter, you are greeted by a bright and airy hallway that leads to a generous sitting room. This room features a large bay window, double patio doors and a cosy wood-burning stove. There is also a study/family room, a ground-floor double bedroom equipped with a cleverly designed pull-down bed and built-in storage and a large shower room with a WC conveniently located across the hall.

The modern kitchen/breakfast room is thoughtfully designed to maximise storage and includes all the usual integrated appliances. It features granite worktops, a central island with a breakfast bar and solid beech wood surfaces. The kitchen opens into the latest addition to the home: a beautiful dining/family room with a vaulted ceiling, oak-framed windows and floor-to-ceiling windows in the gable end. Bi-fold doors lead to a patio area, perfect for alfresco dining. At the end of the kitchen, there is a practical utility/boot room with a door leading out to the garden.





You can include any text here. The text Upstairs, the views reach even further, the main bedroom is spacious with a wall of fitted wardrobes. There are two additional double bedrooms and a large family bathroom, which was updated in 2023, including both a separate shower and bath.

The outdoor space surrounds the house, bordered by fields and paddocks, providing stunning views of the countryside and village. The garden features mature borders, planting and raised beds, a large patio, various seating areas, a nature pond and a pathway leading to a stone outbuilding, ideal for use as a workshop, as well as rear access to the double garage. The roof is equipped with PV solar panels, which help to reduce electricity and water heating costs.

Sibford Gower Endowed Primary School is in the next Village and it has a nursery provision. There is access to a choice of secondary schools.

The private driveway provides access to the garage and offers parking for six or more cars.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

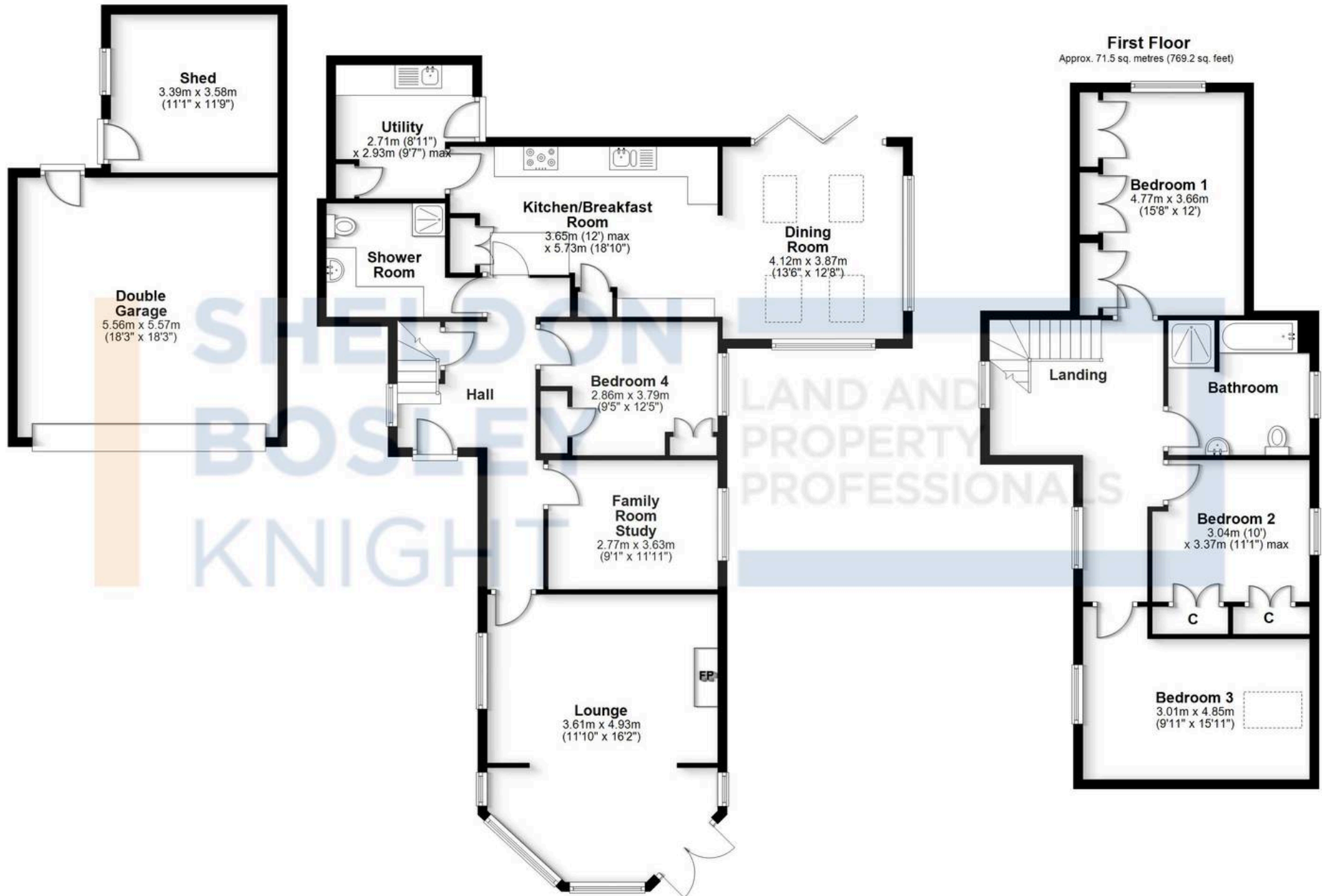


Ground Floor

Approx. 157.3 sq. metres (1692.7 sq. feet)

First Floor

Approx. 71.5 sq. metres (769.2 sq. feet)



Total area: approx. 228.7 sq. metres (2462.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.