



Bakers Lane, Swalcliffe

Guide Price **£400,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Bakers Lane

Swalcliffe, Banbury

Offered to the market with no onward chain, this delightful stone-built period cottage occupies an enviable position tucked away along a quiet lane in the heart of the highly desirable village of Swalcliffe. Brimming with charm and character, the property seamlessly combines original period features with spacious and practical accommodation, making it an ideal permanent home, weekend retreat or investment.

The front door opens into an impressive 20ft open-plan kitchen and dining room, a superb space for both family life and entertaining. Fitted with a range of units and ample worktop space, there is plenty of room for a large dining table, while a useful downstairs cloakroom adds everyday convenience. The inviting sitting room is full of character, featuring exposed timbers and a striking wood-burning stove, creating a warm and cosy atmosphere.

To the first floor, the generous landing provides access to three well-proportioned double bedrooms. The principal bedroom enjoys the benefit of an en-suite shower room, while the remaining two bedrooms are served by a spacious family bathroom fitted with a bath, wash hand basin and WC.

Throughout the property, exposed beams and period detailing enhance its appeal while the well-balanced accommodation offers comfortable modern living.





Outside, the cottage benefits from allocated off-street parking and enjoys a peaceful setting within this picturesque village, surrounded by beautiful Oxfordshire countryside with excellent walking routes on the doorstep and within only a 10 minute drive to Soho Farmhouse. The property benefits from a courtyard garden to the front. A wonderful opportunity to acquire a charming character home in a beautiful village offered for sale with no onward chain.

Council Tax band: D

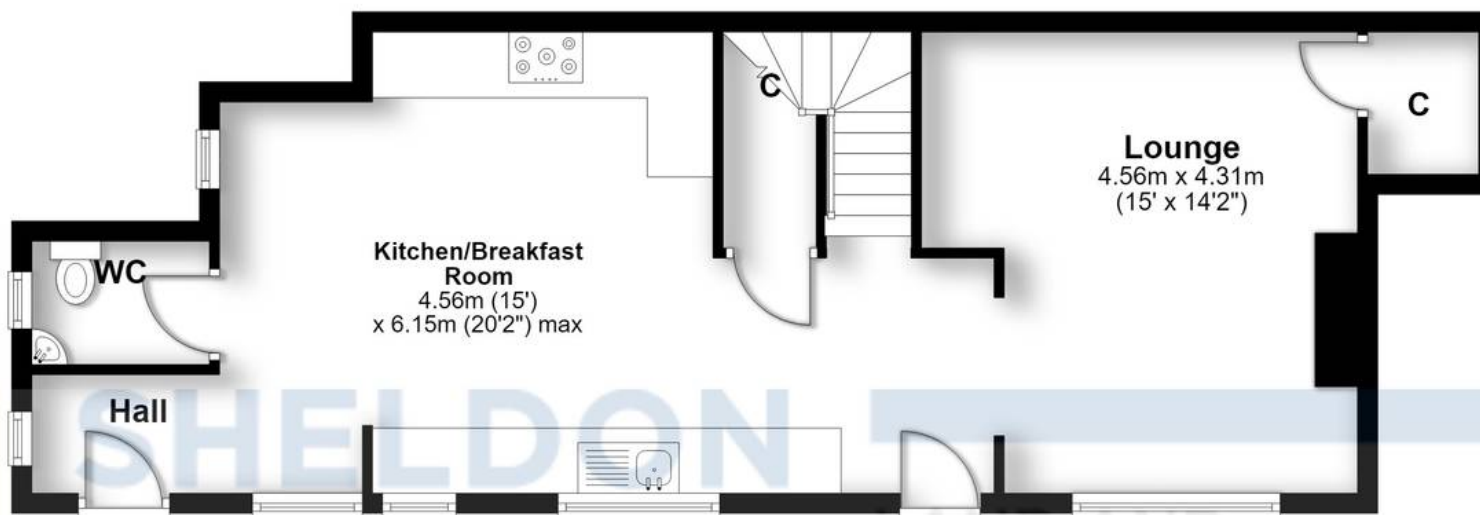
Tenure: Freehold

EPC Energy Efficiency Rating:
E



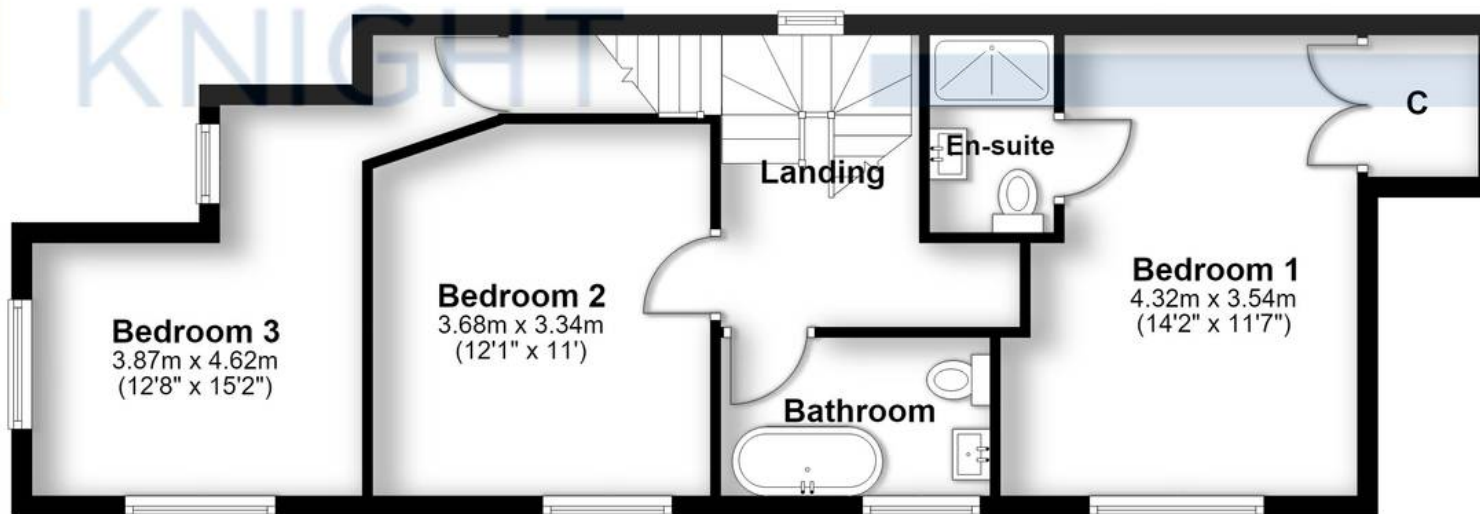
Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 112.6 sq. metres (1212.4 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.



Sheldon Bosley Knight Shipston & Kington

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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.