



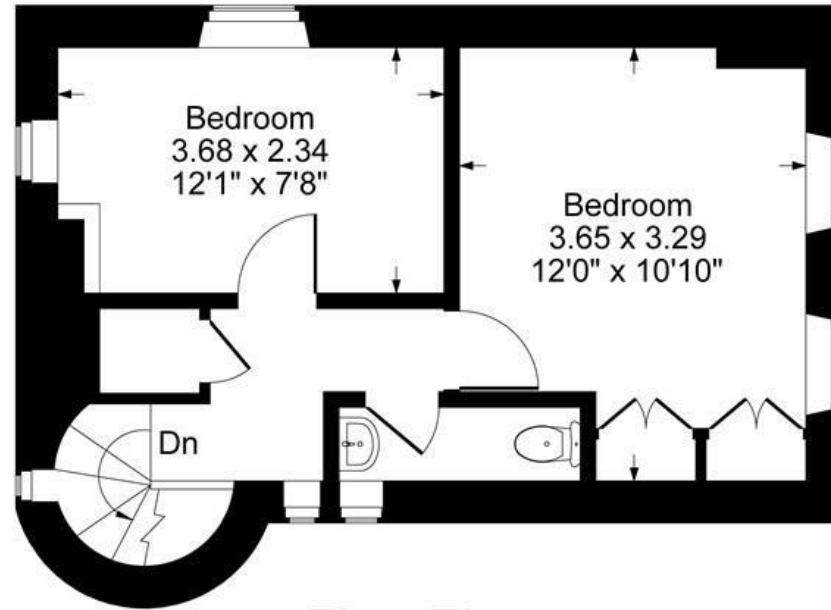
FAIRFAX
— & Co —
ESTATE AGENTS

Chapel Hill, Swerford, Chipping Norton

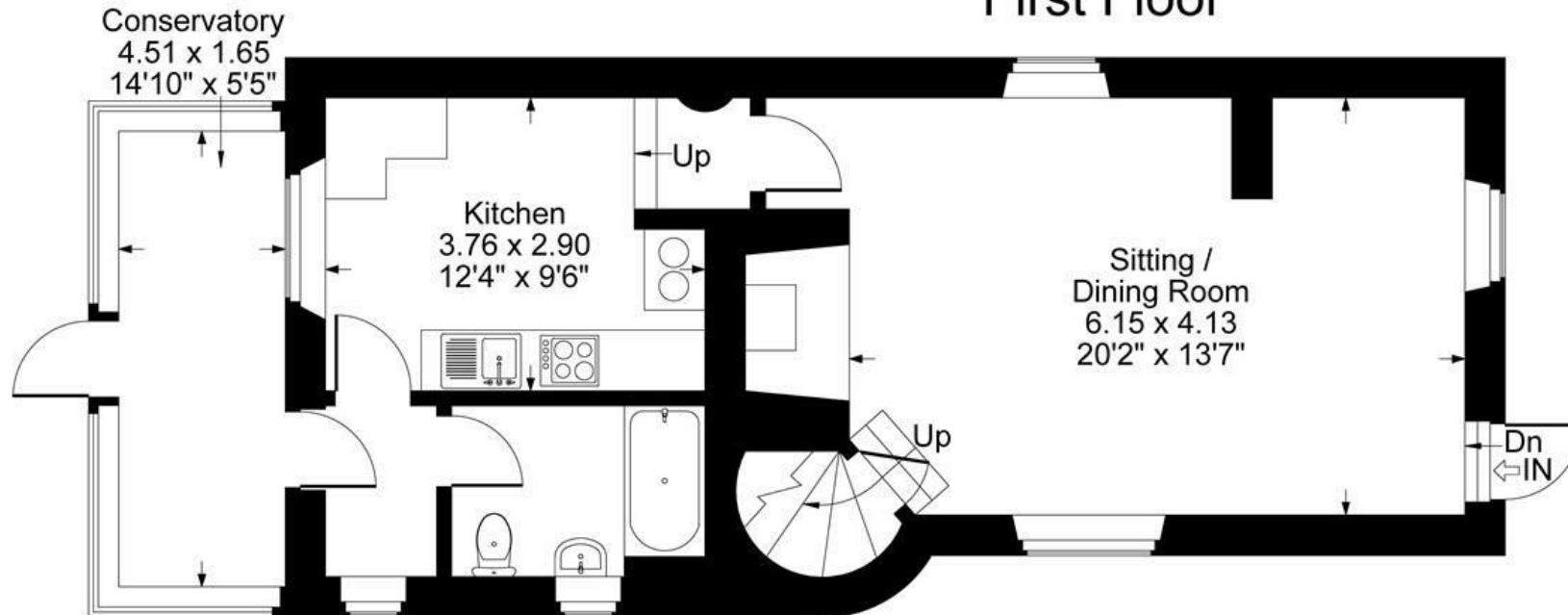


Approximate Gross Internal Area
Ground Floor = 59.22 sq m / 637 sq ft
First Floor = 29.89 sq m / 322 sq ft
Total Area = 89.11 sq m / 959 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor



Ground Floor

Property Description

Offered to the market with no onward chain, the property provides well-proportioned accommodation arranged over two floors. The ground floor comprises a spacious sitting and dining room featuring a character fireplace, creating a welcoming focal point to the home. The kitchen is positioned to the rear and leads through to a conservatory, which enjoys pleasant views over the garden and surrounding countryside. A ground floor bathroom and utility area completes the accommodation on this level.

To the first floor are two bedrooms, with a separate WC, and loft access.

Externally, the property benefits from off-road parking, a lawned garden, and attractive cottage-style gardens that complement the property's rural setting. Backing onto open fields, the gardens provide a peaceful outdoor space with plenty of potential for keen gardeners and those looking to enjoy village life in a picturesque location.

Requiring modernisation throughout, this is a rare opportunity to acquire a detached cottage in a highly desirable village and create a wonderful countryside home.

Location

Swerford is a picturesque and highly regarded village situated in the north Oxfordshire countryside, surrounded by rolling farmland and attractive rural landscapes. The village enjoys a peaceful setting whilst remaining conveniently positioned for access to the nearby market towns of Chipping Norton and Banbury.

The village itself benefits from a strong community atmosphere, a historic parish church, village hall, and a well-regarded public house. A network of public footpaths and bridleways provides excellent opportunities for walking, cycling, and exploring the surrounding countryside.

Nearby Chipping Norton offers a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities, and leisure amenities, whilst Bloxham provides further local services and highly regarded schooling. The larger centres of Banbury and Oxford are also readily accessible, offering extensive shopping, educational, and cultural facilities together with mainline rail services to London.

Combining rural charm with excellent accessibility, Swerford remains one of north Oxfordshire's most desirable villages for those seeking a countryside lifestyle within reach of major transport links and local amenities.







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