



Swerford

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A Rarely Available and Superbly Presented Grade II Listed Detached Farmhouse Set in Just Under an Acre of Gardens and Orchard with Panoramic Views and Open Countryside.

Swerford is a quiet unspoilt West Oxfordshire village situated close to the Cotswolds.

The village is predominantly made up of pretty period stone houses, cottages and a 14th century church. Local amenities are found at neighbouring Hook Norton. The Boxing Hare is a stone built restaurant located just outside the village. More specialist requirements can be found at the market towns of Chipping Norton and Banbury.

Connection to the M40 motorway at junction 10 (Ardley). Railway stations at Charlbury (Paddington 60 Minutes), Banbury (Marylebone 70 minutes). Primary school - Great Tew or Hook Norton. Secondary school - Chipping Norton. Prep school - St John's Priory (Banbury). Public schools - Bloxham (Co-ed) and Tudor Hall (Girls).

Leisure and sporting activities include golf at Tadmarton Heath and Chipping Norton, horse racing at Cheltenham, motor racing at Silverstone, walking on public footpaths over the Great Tew Estate. Theatre at Stratford upon Avon and Oxford.





The Property Briefly Comprises of:

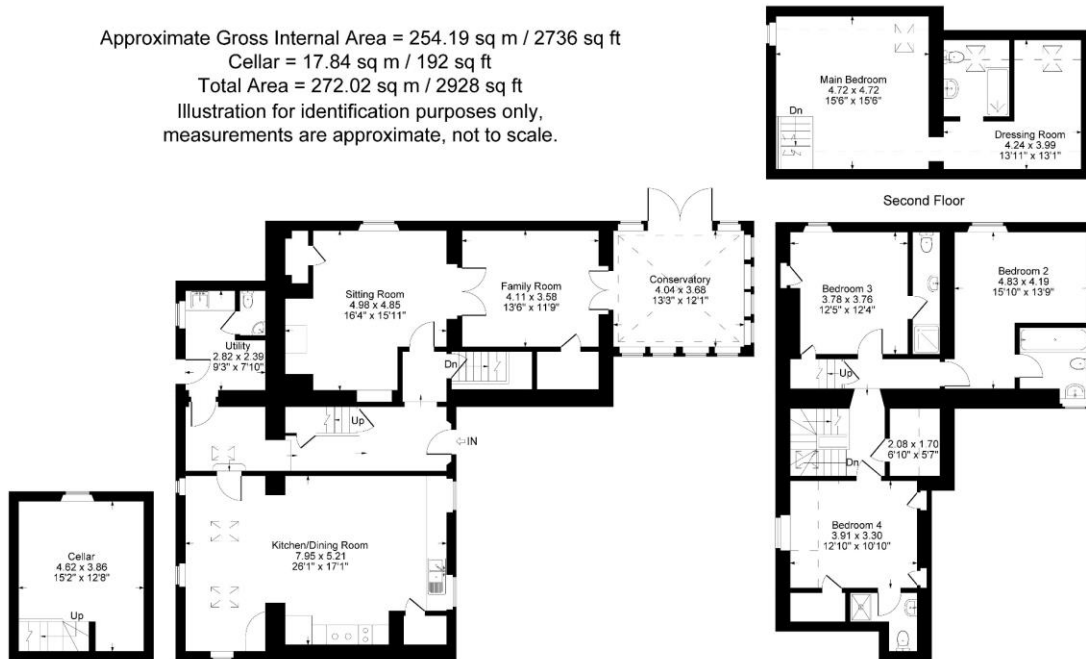
- Sitting Room with Log Burning Fire
- Lounge
- Conservatory
- Kitchen / Dining / Family Room
- Utility Room
- Cloakroom
- Cellar
- Main Bedroom with Ensuite and Dressing Room
- Three Further Bedrooms – All with Ensuites
- Parking for Numerous Vehicles
- Panoramic Countryside Views
- Set Within Just Under an Acre of Garden
- Oil Central Heating



Guide Price: £950,000



Approximate Gross Internal Area = 254.19 sq m / 2736 sq ft
 Cellar = 17.84 sq m / 192 sq ft
 Total Area = 272.02 sq m / 2928 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Local Authority:
 West Oxfordshire District Council

Council Tax Band:
 G
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Deddington c. 6 miles
 Banbury c. 8 miles
 Oxford c. 21 miles
 Birmingham c. 51 miles
 London c. 74 miles

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