Swere House, Clifton, Banbury, Oxfordshire, OX15 oPE

Mark David



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An Individual Detached Stone Residence Set in Just Over ¼ of an Acre in Pleasant and Landscaped Gardens Backing onto Fields with Countryside Views. The Property also Benefits from Two Double Garages.

Ground Floor Accommodation Entrance Porch – Entrance Hall – Shower Room – Study – Sitting Room – Conservatory – Kitchen / Dining Room – Utility Room – Bedroom

> First Floor Accommodation Landing - Two Bedrooms – Shower Room

Second Floor Accommodation Master Bedroom – Dressing Room – Ensuite Shower Room

Outside Space Large, Gravelled Driveway – Integrated Garage – Detached Double Garage – Front Garden – Rear Garden

In all about 2,193 sq.ft./ 203.73 sq.m.









ACCOMMODATION

Ground Floor

Entrance Porch to Spacious Entrance Hall

Shower Room Comprising of White Suite of Corner Shower Cubicle with Shower Over, Pedestal Hand Wash Basin, Low Level WC, Heated Towel Rail, Full Tiled Walls, Tiled Floor and Double Glazed Windows to Front Aspect.

Study Double Glazed Windows to Front Aspect.

Sitting Room Attractive Stone Fireplace with Marble Hearth and Enclosed Gas Fire, 2 Sets of Patio Doors Leading out to Conservatory and Courtyard, 1 Set of Double Patio Windows, Double Glazed Windows to Side Aspect.

Conservatory of Stone and Double Glazed Construction, Tiled Floor, French Doors to Rear Garden Electric Wall Mounted Heaters.

Kitchen / Dining Room Recently Fitted Kitchen (2022.) By Ridgeway German Nobilia Kitchens, Fitted with A Range of Wall and Base Units with Quartz Work Surfaces. Range Of Integrated

Appliances Including a Bora Induction Hob with Integrated Extraction, Boiling Water Tap 2 X Neff Ovens with Combination Microwave and Hide and Slide Doors. Bosch Larder Fridge, Bosch Larder Freezer, Bosch Dishwasher. Double Glazed Window to Front Aspect, Two Vertical Radiators, Inara Concrete Tiled Floor. Bifold Double Glazed Door to Rear Garden.

Utility Room Same as Kitchen with Belfast Sink, Plumbing to Bosch Washing Machine and AEG Tumble Dryer, Double Glazed Windows and Door to Front Aspect, 3 Double Glazed Windows to Side Aspect, Double Glazed Door to Rear Garden, Access to Loft Space.

Bedroom Double Glazed Window to Rear Aspect with Views Over the Garden and Countryside Beyond, Double Glazed Windows to Side Aspect.

First Floor

First Floor Landing Access to Loft Space Double Glazed Windows to Rear Aspect with Panoramic Views Over Fields, Built in Double Airing Cupboard.

Two Further Bedrooms with Double Glazed Windows, both with a Range of Built in Mirrored Wardrobes.

Shower Room Comprising of Walk in Double Shower, Pedestal Hand Wash Basin Low Level, Bidet, Full Tiled Walls, Heated Towel Rail, Double Glazed Window to Front Aspect, Tiled Floor.

Second Floor

Master Bedroom Double Glazed Windows to Rear and Side Aspect with Panoramic Views Over Countryside.

Dressing Room Range of Built in Mirrored Wardrobes, Double Glazed Windows to Front Aspect Access to Loft Space.

Ensuite Shower Room Comprising of White Suite - Walk in Double Shower Cubicle, Hand Wash Basin with Vanity with Below, Low Level WC, Hot Towel Radiator, Tiled Floor, Full Tiled Walls, Double Glazed Window to Front Aspect.

Outside

Large Gravelled Driveway with Parking for Numerous Vehicles

Integrated Garage Twin Roller Doors, Light & Power Connected to The Rear of The Garage Is a Workshop Area with Double Glazed Windows & Door to Rear Garden.

Detached Double Garage Oak Framed Twin Metal Swung Doors to Front with Power **Front Garden** Laid with Path. Well Stocked Flower and Shrub Beds with Outside Lighting **Rear Garden** This Backs onto Open Fields and Has Panoramic Views Over Open Countryside Toward Adderbury and Kings Sutton Where the Church Steeples Can Be Seen, Laid with Concrete Printed Patio for Everlasting. Flower and Shrub Beds Stone Walls, Decked Area with Pergola Over. There Is a Gate That Leads out Into the Adjoining Fields Which Provides a Footbath to Adderbury.

SITUATION & AMENITIES

Clifton is a sleepy hamlet of approximately 75 houses. There is a public house in the village called The Duke and the Great Western Arms is just up the road at Aynho Wharf. The river Cherwell marks the parish boundary as well as the boundary between Oxfordshire and Northamptonshire. The M40 is about five miles away at Ardley. The towpath of the Oxford canal, with its brightly painted, traditional narrow boats, is a popular walk just half a mile away, across the fields. Clifton is rich in native flora and fauna. Foxes, roe and muntjac deer, badgers, hare and rabbits abound along with the sounds of the skylark during the spring and summer. Clifton is a charming and friendly place to live where rural traditions of friendliness and community spirit continue.

DISTANCES

Banbury c. 7 miles Bicester c. 10 miles Chipping Norton c. 12 miles Oxford c. 19 miles Birmingham c. 59 miles London c. 72 miles M40 Access c. 6 miles London via Bicester c. 43 minutes











SERVICES

The property has electric central heating throughout with a propane gas fire. Solar panels & batteries, currently on the Octopus Flux system.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

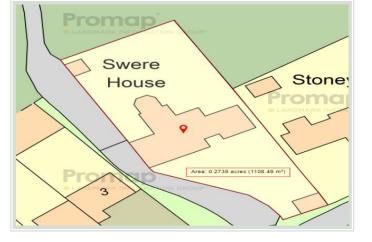
Cherwell District Council Council Tax Band: G (Subject to change after completion)

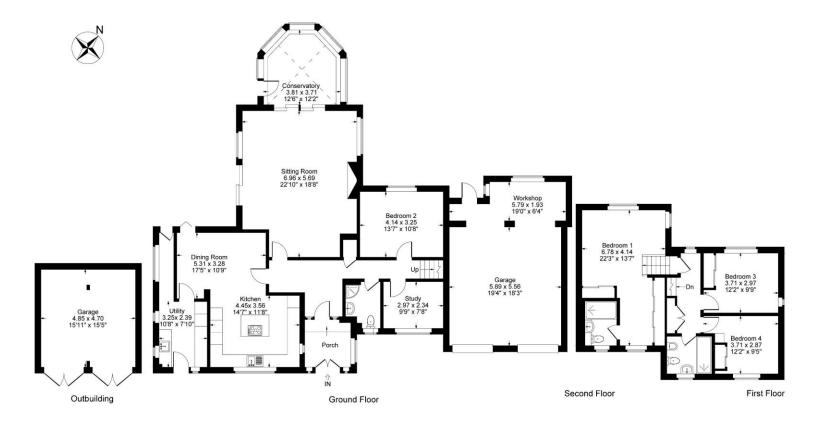
VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington 01869 338898









Approximate Gross Internal Area = 203.73 sg m / 2193 sg ft Garage = 43.46 sg m / 468 sg ft Outbuilding = 23.79 sq m / 245 sq ft Total Area = 270.98 sg m / 2906 sg ft Illustration for identification purposes only, measurements are approximate, not to scale.

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