

# Epwell, Banbury, Oxfordshire





## Epwell, Banbury, Oxfordshire

An immaculately presented detached stone family house offering deceptively spacious (1675 sq ft) accommodation, including three/four bedrooms, and ample family & social space, set in an elevated position with parking for several vehicles, in this peaceful Oxfordshire village

Epwell is a charming village that offers a peaceful and tranquil way of life. The village is steeped in history and has a strong sense of community spirit. There is a Village Hall which holds many events throughout the year, St Anne's Church, and The Chandlers Arms Public house.

Epwell is conveniently located and easily accessible to the market town of Shipston-on-Stour (8 miles) or larger towns such as Banbury (8 miles), Oxford (30 miles), Warwick (20 miles), Leamington Spa (20 miles) and Stratford-upon-Avon (17 miles). Alongside excellent transport links with a train service for Banbury to London (c. 1 hour) and the M40 Junction 12 at Gaydon (14 miles).

There are Primary Schools in Sibford Gower, Tysoe, Shenington and Brailes and there is The Warriner Secondary School in Bloxham.





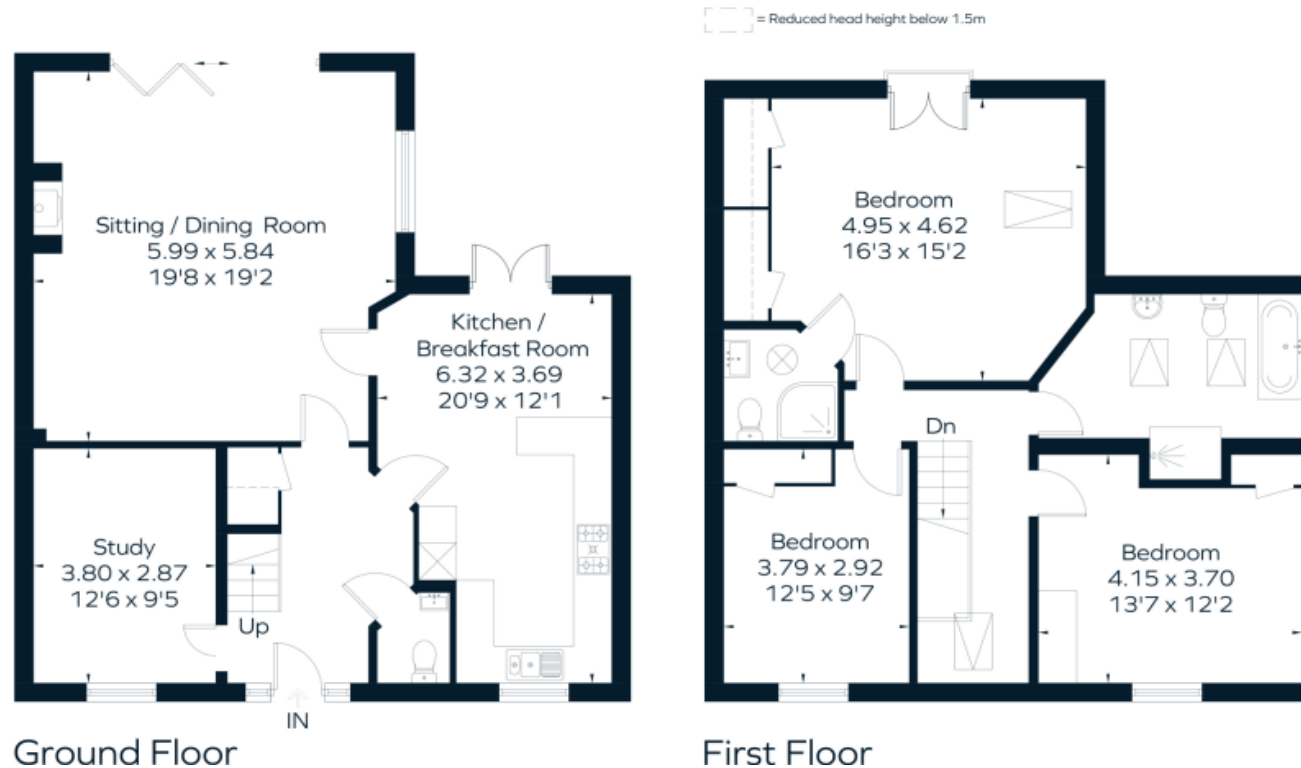
## The Property Briefly Comprises of:

- Spacious Entrance Hall
- Cloakroom
- Open Plan Kitchen/Breakfast Room
- Sitting Room
- Dining Room/Office/Bedroom Four
- Master Bedroom with En-suite
- Two further Double Bedrooms
- Family Bathroom
- Private Rear Garden
- Off street Parking for several Vehicles
- End of Chain
- Lapsed planning approval was granted for a rear extension behind the Kitchen and to the side of the Sitting Room.  
Planning number 19/01241/F



Guide Price: £625,000





**Local Authority:**  
Cherwell District Council

**Council Tax Band:** F

(Subject to change after completion)

**Tenure:** Freehold

#### Distances

Banbury c. 8 miles  
Stratford-upon-Avon c.17 miles  
Warwick c. 20 miles  
Leamington Spa c. 20 miles  
Chipping Norton c. 11 miles  
Bicester c. 23 miles  
Oxford c.30 miles  
Birmingham c. 51 miles  
London c. 88 miles  
M40 Gaydon Junction 12 c. 14 miles  
Banbury to London Marylebone  
c. 1 hour

**Mark David**  
ESTATE AGENTS  
Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire  
OX15 0SB  
Tel: 01869 338898  
Email: deddington@mark-david.co.uk  
[www.mark-david.co.uk](http://www.mark-david.co.uk)



#### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.