

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.



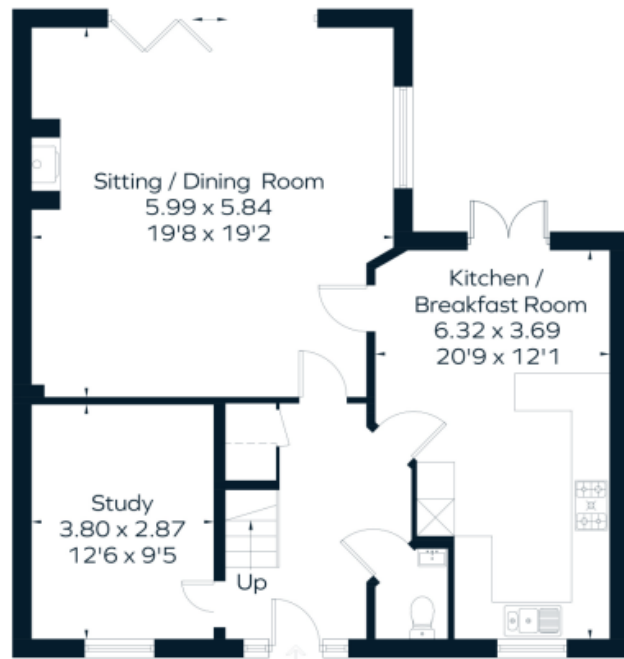


## The Property Briefly Comprises of:

- 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
- New Carpets Upstairs
- 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: £550,000





Ground Floor

= Reduced head height below 1.5m



First Floor

**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

**Buyers Purchase Fee:**  
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David Estate Agents Ltd on offer acceptance, to process a new transaction.

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