



Sibford Ferris
Oxfordshire

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A Superbly Presented Three bedroom Stone Residence set in this Popular Sought After Village. The property Offers Flexible and Versatile Accommodation in a Private and Enclosed Garden which is easy to Maintain.

Sibford Ferris and the sister village of Sibford Gower are pretty stone villages situated on opposite sides of the picturesque Sib Valley on the borders of North Oxfordshire and South Warwickshire, on the edge of the Cotswolds.

The Sibfords have a range of local services including a church, an excellent primary school, a post office and general store, a public house and a doctors' surgery.

Local independent schools include:- Primary at St. John's Priory (Banbury), Carrdus School (Overthorpe) and The Croft at Stratford-upon-Avon; Sibford School, (co-education school 4 - 18) in the village, other senior public schools at Bloxham (co-ed) and Tudor Hall (girls) both at Bloxham, Stratford Grammar School, Warwick School (boys) and Stowe (co-ed).

Sporting and leisure facilities in the area include an indoor sports complex at Banbury, golf at Tadmarton Heath, Rye Hill (Milcombe) and Brailes, horse racing at Stratford-upon-Avon and Warwick, motor racing at Silverstone, theatres and museums at Oxford, Stratford-upon-Avon, Chipping Norton and Banbury





The Property Briefly Comprises of:

- Bedroom / Studio with En Suite Shower Room
- Sitting Room
- Kitchen/Dining Room
- Dining Room
- Cloak Room
- Master Bedroom with En Suite Bathroom
- Guest Bedroom with En Suite Shower Room
- Garden
- Driveway Leading to Garage



Guide Price: £575,000



Local Authority: Cherwell District Council

Council Tax Band: E

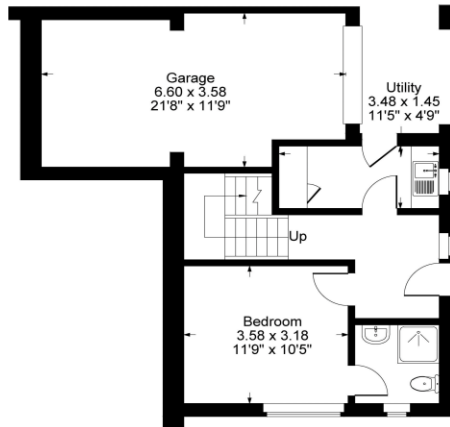
(Subject to change after completion)

Tenure

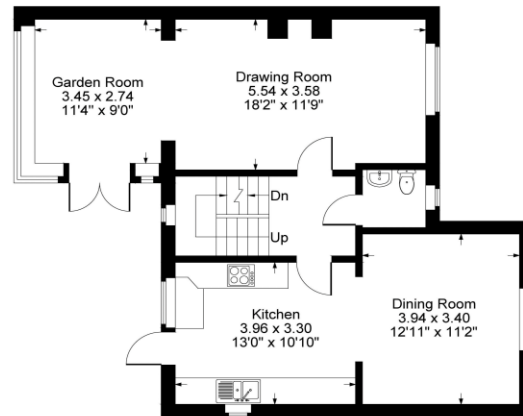
Leasehold

Distances:

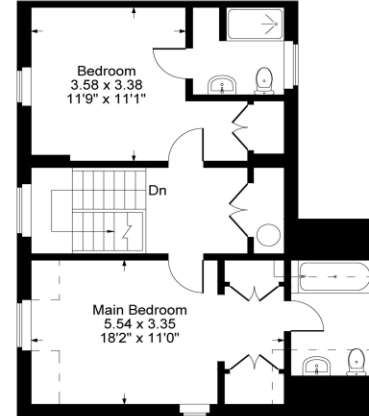
Banbury c. 8 miles
 Chipping Norton c. 8 miles
 Bicester c. 22 miles
 Oxford c. 28 miles
 London c. 92 miles
 M40 Junction 11 c. 9 miles
 Banbury to London Marylebone c. 1 hour



Lower Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Lower Ground Floor = 31.88 sq m / 343 sq ft
 Ground Floor = 67.00 sq m / 721 sq ft
 First Floor = 56.74 sq m / 611 sq ft
 Garage = 22.16 sq m / 239 sq ft
 Total Area = 177.78 sq m / 1914 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Mark David

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