

Springfields

Sibford Ferris



Mark David

ESTATE AGENTS



SPRINGFIELDS

8 WALFORD ROAD, SIBFORD FERRIS, OX15 5BL

*An outstanding detached 4 bedroom stone home nestled on the edge of the Cotswolds in the picturesque village of Sibford Ferris.
END OF CHAIN.*

Entrance Hall, Cloakroom, Dining Room,
Kitchen/Breakfast Room, Utility Room, Sitting Room,
Study/Breakfast Area.

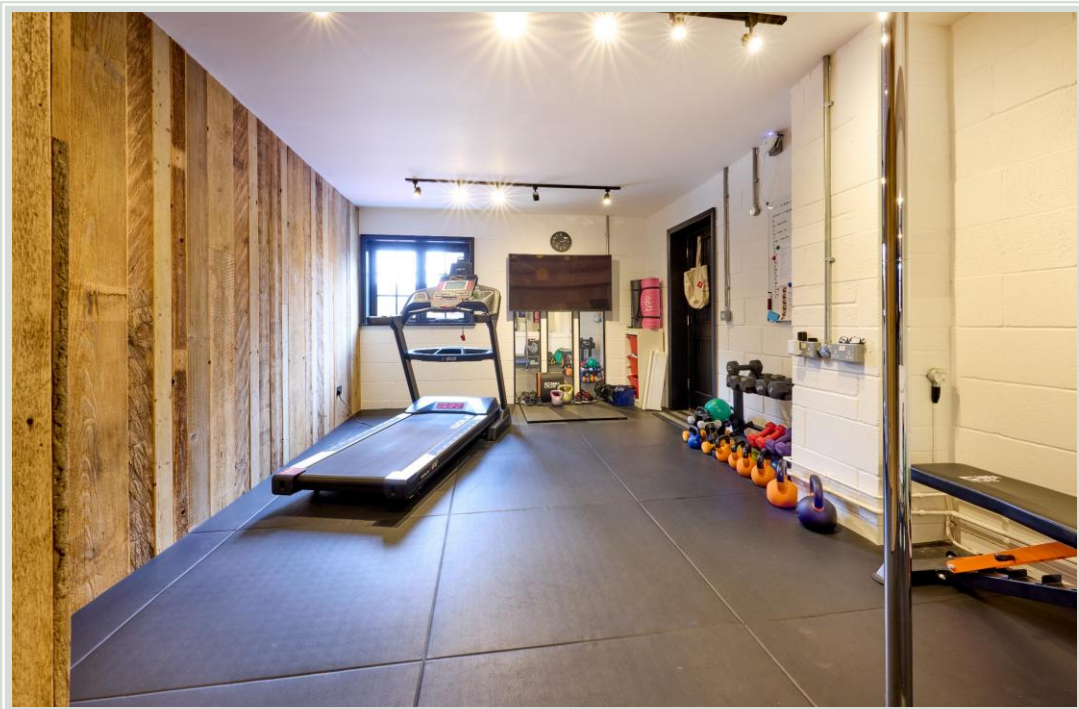
Four Double Bedrooms, with Three En-suite
Shower Rooms, and Family Bathroom.

Off Street Parking,
Double Garage currently Storage and Gym Area,
Large Decking Area, Garden leading to River Sib.

In all about 2530 sq.ft./ 235 sq.m.

Guide Price: £1,000,000





ACCOMMODATION

Entrance Hall: Double glazed window to front aspect, Karndean floor, stairs to first floor level, stairs to lower ground floor.

Cloakroom: Comprising of white suite of low level WC, hand wash basin with vanity unit below, double glazed window to side aspect, Karndean floor.

Dining Room: Double glazed window to front aspect, Karndean floor.

Kitchen/Breakfast Room: Double bowl sink unit with cupboards under. Range of mounted wall and base units with granite worksurfaces. Inset range cooker with extractor hood above, range of other appliances including American fridge/freezer and dishwasher. Central island, Karndean floor, double glazed window to front aspect, access to utility room, steps down to the lower ground floor to study/breakfast area.

Utility Room: Single base sink unit with granite surround and cupboards below. Range of mounted wall and base units, washing machine, Karndean floor, door to rear garden.

Sitting Room: Attractive open fireplace with stone surround and hearth exposed. Wooden floor, double glazed windows and door to rear garden, double door to

Study/Breakfast Area: Double glazed window and door to rear garden, wooden floor, semi-vaulted ceiling, built-in cupboard.

Bedroom: Double glazed window to rear and side aspect with countryside views. Range of built-in wardrobes and Karndean floor.

En-suite Shower Room: Comprising of white suite of double shower cubicle with rain shower over, hand wash basin with vanity unit below, low level WC, double glazed velux window.

Main Landing: Access to loft space, built-in airing cupboard.

Bedroom: Double glazed window to front aspect, built-in wardrobe.

En-suite Shower Room: Comprising of white suite of double shower cubicle with rain shower over, hand wash basin with vanity unit below, low level WC.

Master Bedroom: Double glazed window to side aspect, double glazed window to rear aspect with countryside views. Range of built-in wardrobes, cupboards, and drawers.

En-suite Shower Room: Comprising of white suite of, double shower cubicle with rain shower over, hand wash basin with vanity unit below, low level WC, double glazed window to front aspect.

Bedroom: Double glazed window to rear aspect with countryside views.

Family Bathroom: Comprising of white suite of freestanding oval bath with tap unit and shower. Hand wash basin, low level WC, double glazed window to front aspect.

OUTSIDE

Off street parking for up to three vehicles. Side pedestrian access to rear garden.

Garage: This has been divided to provide storage to the front with up and over doors, and oil central heating boiler, and door to gym area with double glazed window to side aspect and door to rear garden.

The gardens to the rear have two very attractive large decked areas with water feature and well stocked vegetable area. This leads to a further grassed area and the river Sib. The lower part of the garden is agricultural land. The garden benefits from a southerly aspect.

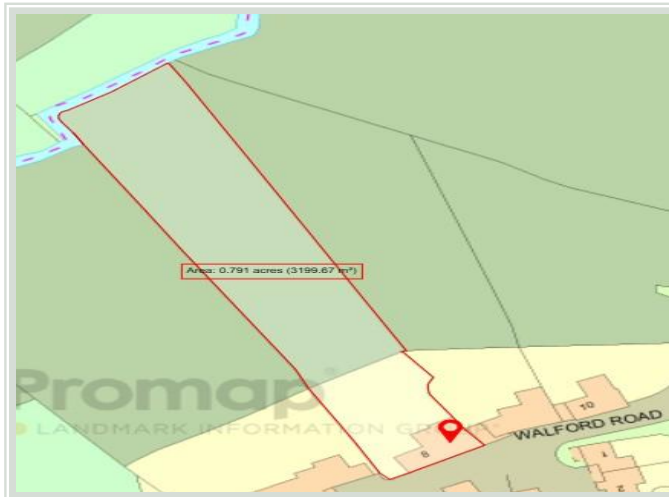
SITUATION & AMENITIES

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 Brailles, horse racing at Stratford-upon-Avon and Warwick, motor racing at Silverstone, theatres and museums at Oxford, Stratford-upon-Avon, Chipping Norton and Banbury.





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

SERVICES

The property has oil fired central heating throughout. Mains drainage, water and electricity are also connected to the property

TENURE: Freehold

Annual service charge: Approx £500 per annum.

LOCAL AUTHORITY

Cherwell District Council

Council Tax Band: F

VIEWINGS

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

BUYERS PURCHASE FEE:

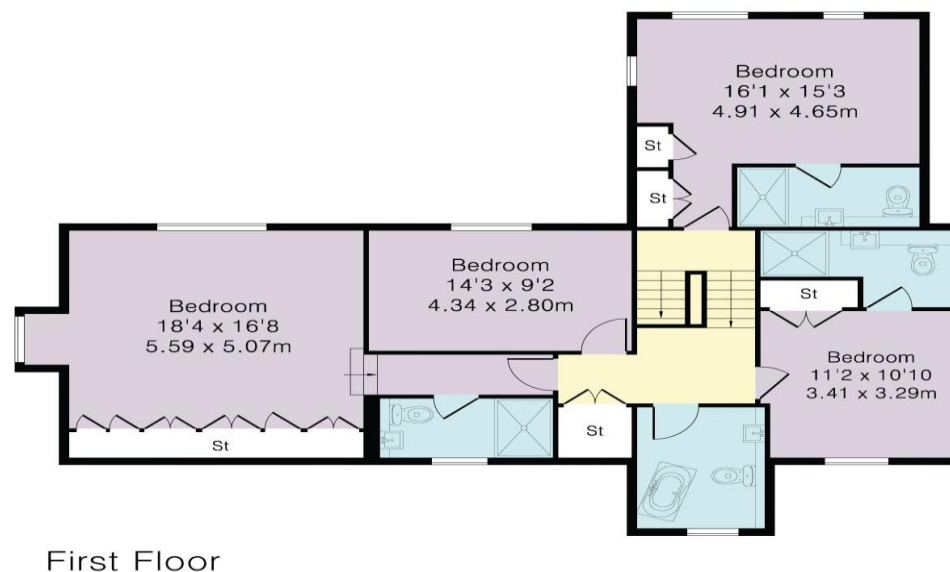
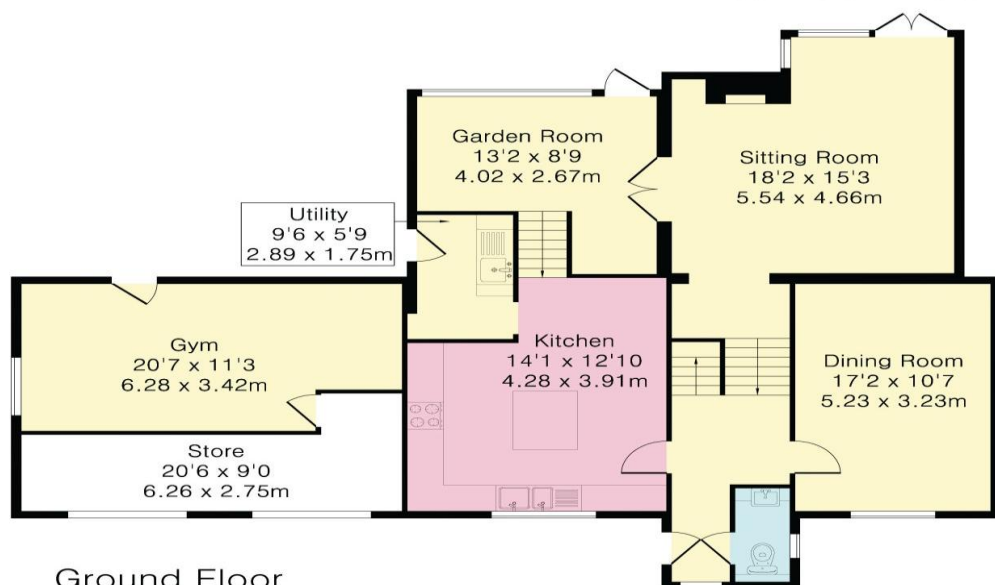
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David Estate Agents Ltd on offer acceptance, to process a new transaction.



Approximate Gross Internal Area 2530 sq ft - 235 sq m

Ground Floor Area 1406 sq ft – 131 sq m

First Floor Area 1124 sq ft – 104 sq m



Mark David
ESTATE AGENTS

Market House, Market Place, Deddington,
Oxfordshire OX15 0SB
Tel: 01869 338898
Email: deddington@mark-david.co.uk

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