

Sunrise
Main Road, Swalcliffe

Mark David
ESTATE AGENTS



SUNRISE

MAIN ROAD, SWALCLIFFE, BANBURY, OXFORDSHIRE, OX15 5EH

A delightful Grade II Listed detached stone and thatched cottage that has pleasant and secluded gardens, as well as a single garage and parking.

Brief Ground Floor Accommodation

Reception Hall/Family Room, Dining Room, Sitting Room, Kitchen/Breakfast Room, Cloakroom, Separate Shower, Study.

Brief First Floor Accommodation

Three Bedrooms and a Family Bathroom.

Brief Outside Space

Gravel Driveway, Off Street Parking, Single Garage, South Facing Gardens with Views towards Woodland and Fields beyond.

Plot of just under a fifth of an acre.

****Agents Note **** The property was rethatched in 2023.

In all about 1876 sq.ft./ 174.27 sq.m.

Guide Price: £625,000





ACCOMMODATION

A thatched porch to leaded glazed front door to

Spacious Reception Hall/Family Room: A Charming open fireplace with stone surround and hearth and attractive wooden beam above. Exposed beam ceiling, leaded window to front aspect with window seat. Semi-vaulted ceiling with stair to first floor level, leaded window to rear aspect with shutters. Brace and latch door to

Sitting Room: Attractive inglenook fireplace with sets either side and coal effect gas fire and stone hearth. Exposed beam ceiling, leaded windows to all three aspects and French doors to Gardens.

Inner Hall: Stable door to rear aspect.

Dining Room: Stone chimney breast, exposed beam ceiling, built-in cupboard housing central heating boiler. Three leaded windows to front and side aspect, enclosed staircase with understairs cupboard to first floor.

Study: Semi-vaulted ceiling with exposed beams, window to rear aspect.

Cloakroom: Comprising of coloured suite of low level WC, hand wash basin, and tiled floor.

Separate Shower Room: Comprising of white suite of shower cubicle and tiled floor.

Kitchen/Breakfast Room: A light, bright and spacious room fitted with a range of mounted wall and base units with worksurface, part tiled walls, integrated appliances including electric hob with extractor fan above, built-in double oven, fridge and freezer, dishwasher and washing machine. Semi-vaulted ceiling with a large double glazed Velux window, attractive exposed stone wall, tiled floor with underfloor heating, Double glazed French door to rear garden.

First Floor: Access from the Reception Hall.

Master Bedroom: Range of built-in wardrobes, walk-in wardrobe, leaded window to front aspect, leaded window to side aspect with views over fields, access to loft space.

En-Suite Bathroom: Comprising of white suite of, panelled bath, hand wash basin, low level WC, tiled floor, part tiled walls, panelled walls, two double glazed windows to rear aspect.

Bedroom Two: Semi-vaulted ceiling with exposed timbers, leaded window to front aspect with window seat.

Bedroom Three: Accessed from the enclosed stairs from the Dining Room. Vaulted ceiling with exposed timbers including a A frame timber, leaded window with seat to front aspect, range of built-in wardrobes and cupboards, hand wash basin with vanity unit below.

OUTSIDE

There is a gravel driveway with a detached stone built single Garage, with one parking space to the side, with electric up and over door, light and power, and a personal door to the gardens.

Lovely south facing private gardens on multiple levels with views towards a woodland area and fields beyond. They are mainly laid to lawn with well stocked flower and shrub beds. The gates lead to further parts of the garden, one being a paved patio area which is on two levels and can be accessed from the Kitchen/Breakfast Room giving alfresco dining during the day.

The front garden drops down to a variety of lawn and seating area including a composite decking area and well stocked flower and shrub beds.

SITUATION & AMENITIES

Swalcliffe is a village and civil parish about 6 miles west of the town of Banbury in the English county of Oxfordshire. Swalcliffe has one public house, The Stag's Head. There are local and private schools nearby. Swalcliffe has a church, a village hall (available for public use) and is served by a bus connection to Banbury and Stratford-Upon-Avon several times a day.

DISTANCES

Banbury c. 6 miles
Chipping Norton c. 9 miles
Oxford c. 26 miles
Birmingham c. 58 miles
London c. 83 miles
M40 J11 c. 7 miles
London (Marylebone) via Banbury c. 1 hour





SERVICES

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

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

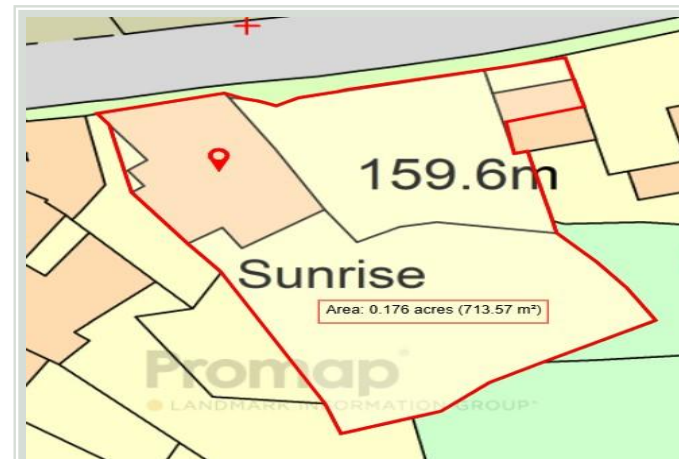
Cherwell District Council
Council Tax Band: F

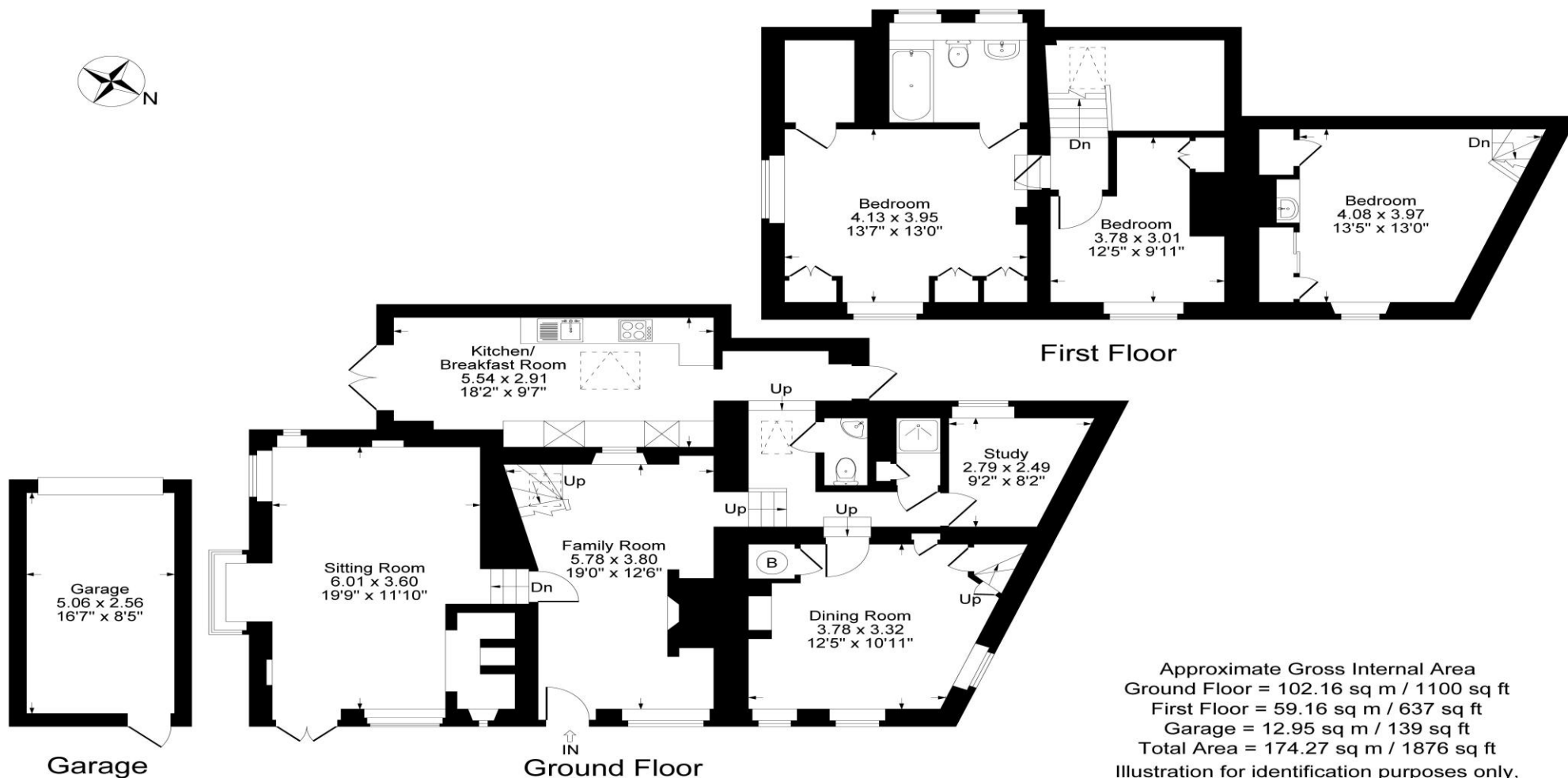
VIEWINGS

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 on offer acceptance, to process a new transaction.





Mark David
ESTATE AGENTS

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