



The Artists House

Banbury Road, Swerford, Oxfordshire

The Artists House, a renovated and extended farmhouse in a sought after location.

A beautifully presented home in a rural location with flexible accommodation throughout.



2 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



PARKING



SOUTH WEST FACING GARDEN



FREEHOLD



RURAL/VILLAGE



1337 SQ FT



**GUIDE PRICE
£750,000**



The property

One of three properties on site, The Artists House is a renovated and extended farmhouse that blends modern day living and charming features. The accommodation throughout is incredibly flexible and can be used to suit a variety of different lifestyles.

The ground floor consists a large sitting room with doors and views on to the garden, a large open plan kitchen/diner, a snug/bedroom 4 and another double bedroom with en suite. A utility/boot room completes the downstairs accommodation.

On the first floor there are two double bedrooms (one en suite) and a family bathroom.

Outside

The front of the property overlooks a charming woodland and provides access to a countrylane. To the rear there is a south facing garden with large patio and countryside views.



Location

Potato Town is located in the village of Swerford, just off the A361. Swerford is an extremely desirable, attractive Cotswold village situated in North Oxfordshire principally made up of period ironstone cottages and houses. The market town of Chipping Norton, often referred to as 'Gateway to the Cotswolds', is close by. The next door village of Hook Norton is well served with a shop, post office, several pubs, butcher, famous local brewery, surgery, dentist and primary school. Swerford is ideally located for the areas wonderful pubs, country walks and pretty towns and villages to explore, including attractions such as Soho Farmhouse at Great Tew and Daylesford Organic Farm Shop. Oxford, Cheltenham and Stratford - Upon-Avon are all also within easy reach for theatres, cinemas, restaurants and general town/ city amenities. Schooling is excellent, with primary Schools in near-by Hook Norton, Great Tew and Great Rollright. Secondary schools are in Chipping Norton and Bloxham. There is a wide choice of private schools including Kitebrook, Bloxham, Winchester House, Tudor hall and Kingham Hill locally with the Oxford

Schools in addition.

Transport connections are good with train services to London Paddington from Charlbury (1 hour 15 mins) and from Banbury to London Marylebone (from about 1 hour 5 mins). There is access to the M40 either at junction 9 or 10.



Distances

- Soho Farmhouse 3.8miles
- Chipping Norton 5.2 miles
- Banbury 9.6 miles
- M40 (J11) 11.2 miles
- Oxford 20 miles

Nearby Stations

- Banbury 9.6 miles (Banbury to London Marylebone in under one hour)
- Charlbury Train Station 8.7 miles (London Paddington in about 1 hour and 10 mins)

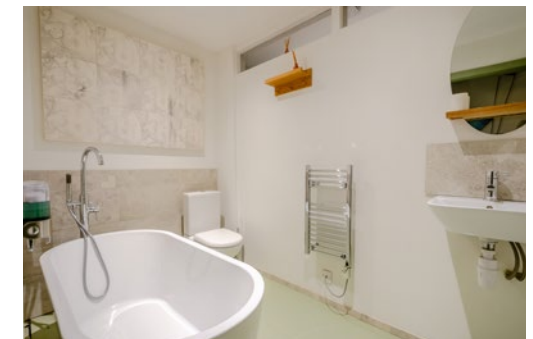
Key Locations

- The Boxing Hare
- Soho Farmhouse 3.8 miles
- Daylesford Organic Farm Shop 11.8 miles
- Diddly Squat Farm Shop 7 miles

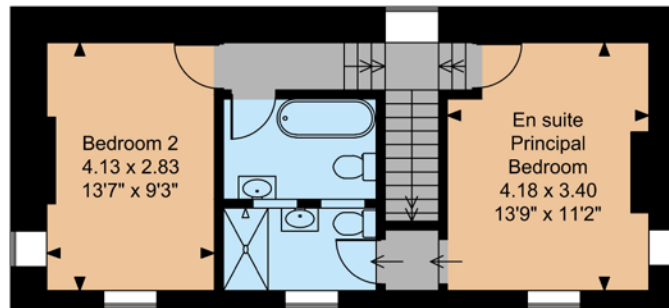
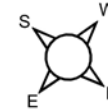
Nearby Schools

- Great Tew Primary School
- Bloxham Primary School

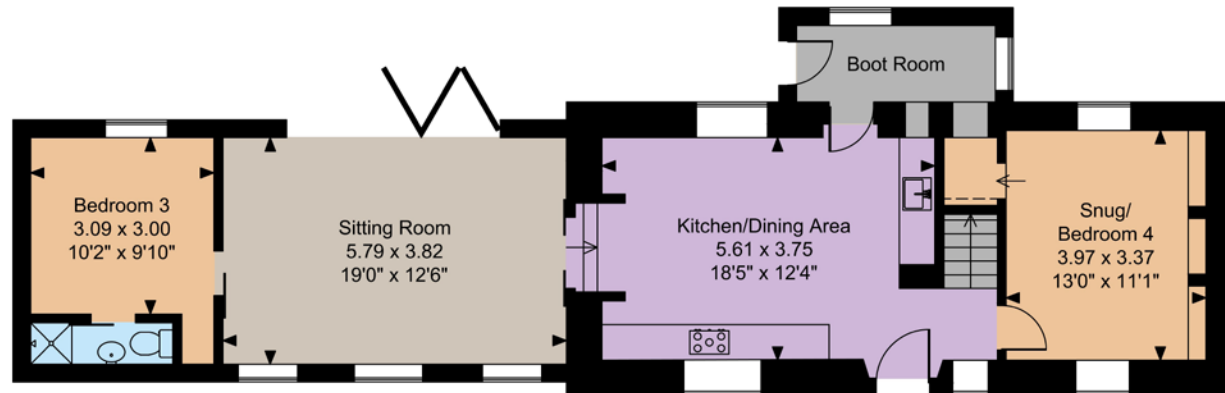
- Bloxham school 4.7 miles
- The Warriner School 5 miles
- Tudor School 6.2 miles



The Artists House, Potato Town Banbury Road, Swerford
 Approximate Floor area 1,337 sq ft (124 sq m)



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

House internal area 1337 sq ft (124.2 sq m)
 For identification purposes only.

Directions

OX7 4AP

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General

Local Authority: West Oxfordshire

Services: Air source heat pump with under floor heating, mains water, mains electric, septic tank drainage, triple glazing, new roof

Council Tax: Band C

EPC Rating: D

Wayleaves and easements: The Artists House will retain a right of way across the drive for allocated parking.

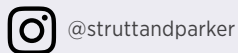
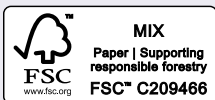
Banbury

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