



Grange Farm

Church End, Swerford, Chipping Norton

A Grade II listed charming farmhouse and classic farmyard located in a highly desirable North Oxfordshire village.

Constructed from marlstone with a Welsh-slate roof, Grange Farm is Grade II listed and dates back to the late 17th century. Grange Farm retains many original period features, including window seats, some mullioned windows, and exposed floorboards and beams.



2 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



COTTAGE, BARN, OUTBUILDINGS, STABLES



11.18 ACRES



FREEHOLD



VILLAGE



6,937 SQ FT



**GUIDE PRICE
£3,000,000**



The property

The main farmhouse offers spacious accommodation in an L-shaped layout. The sitting room features a stunning inglenook with woodburning stove, bread oven, and underfloor heating. The kitchen/breakfast room is equipped with bespoke oak units and a range cooker, while the dining room boasts a fireplace with woodburning stove and ornate surround. Additional rooms include a practical utility room, a WC, and a rear hall offering external access to the garden.

Upstairs, the principal bedroom is generously sized with a charming feature window seat, while the large bathroom showcases exposed floorboards, a freestanding bath, and a walk-in shower. There are also two further bedrooms and a second family bathroom. A staircase leads to the second floor, where there are two large attic bedrooms with exposed timbers and a dormer window.

A short distance from the main farmyard is The Old Stables, a detached, single-storey cottage that has been converted into a holiday let. The accommodation comprises an open-plan kitchen sitting area with a wood-burning stove, underfloor heating throughout, a double bedroom, and a family bathroom. Outside, there is a utility room, a terrace with a Jacuzzi hot tub, and a small garden. To the south of the main farmhouse is a single-storey outbuilding that houses a triple garage. Attached to the house on the west side are additional outbuildings which include a feedstore, a winery and a converted studio barn with underfloor heating, woodburning stove, W/C and a mezzanine. The traditional barn and art studio to the west of the farmyard are Grade II listed. External steps to the left lead up to a first-floor art studio with woodburning stove and lockable storage room below as well as another store behind the barn.









Outside

The gardens lie to the north and west of the farmhouse, mainly laid to lawn, with the farmyard providing a central south-facing area and terrace from which to enjoy views over the adjoining pasture. To the south, there is a paddock with a pond and a timber field shelter offering three loose boxes and a feed room. To the west of the farmyard, the land extends to the edge of the village and is divided into smaller paddocks, with additional field shelters and larger grazing areas. This section of land also features a pond, a small wood, and an orchard.

Location

Swerford is a charming, unspoilt village in North Oxfordshire, located between Banbury and Chipping Norton, on the edge of the Cotswolds. The village is predominantly made up of attractive period stone houses and cottages. Local amenities include the parish church, the Boxing Hare pub, and a village hall.

The nearby market town of Chipping Norton offers a range of amenities, including supermarkets and

schools. For more extensive retail, leisure, and cultural facilities, Oxford, Stratford-upon-Avon, Cheltenham are easily accessible.

The area boasts a wide range of schools, including primary schools in neighbouring Great Tew and Hook Norton, and secondary schools in Chipping Norton and Bloxham. Independent preparatory schools include St John's Priory (Banbury), Kitebrook (Moreton-in-Marsh), Sibford School, as well as The Dragon School and Summer Fields in Oxford. Senior independent schools include Bloxham School, Tudor Hall (girl's school), Sibford School, Kingham Hill School, and in Oxford, St Edward's, Magdalen College, and Headington.

For leisure and sporting activities, residents can enjoy golf at Tadmarton Heath, and Chipping Norton, horseracing at Cheltenham, with a theatre and boutique cinema in Chipping Norton as well as theatre venues in Stratford-upon-Avon, and Oxford.



Distances

- Chipping Norton 4.6 miles
- Banbury 9 miles
- Stratford-upon-Avon 24.2 miles
- Oxford 21.7 miles
- Cheltenham 32.2 miles

Nearby Stations

- Banbury 9.5 miles
- Charlbury 11.2 miles
- Oxford Parkway 19 miles

Key Locations

- Soho Farmhouse 4.8 miles
- Daylesford 11.6 miles
- Estelle Manor 15.4 miles

Nearby Schools

- Great Tew Primary 2.6 miles
- Bloxham 5.6 miles
- St John's Priory 8.5 miles
- Kitebrook 11 miles
- The Dragon 18.6 miles
- Summer fields 19 miles
- St Edward's 18.7 miles



Grange Farm, Church End, Swerford, Oxfordshire, OX7 4AX

Total Area - 4.53 ha / 11.18 ac

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100016625
Not to Scale. Drawing No. Y24166-01 | Date 23.01.25





Floorplans

Main House internal area 2,829 sq ft (263 sq m)
 Garage & Workshop internal area 552 sq ft (51 sq m)
 The Old Stables internal area 442 sq ft (41 sq m)
 Stables internal area 608 sq ft (56 sq m)
 Studio Barn internal area 528 sq ft (49 sq m)
 Office/Studio internal area 274 sq ft (25 sq m)
 Winery/Feed Store internal area 288 sq ft (27 sq m)
 Outbuilding internal area 1,416 sq ft (132 sq m)
 Total internal area 6,937 sq ft (645 sq m)
 For identification purposes only.

Directions

From Chipping Norton take the A361 towards Banbury. Continue past the turning on the right to Great Tew and Little Tew and take the next left turn signposted to Swerford. After a short distance follow the road as it bends sharply to the right. Proceed along the single track lane and as you enter the village Grange Farm is the first drive on the right hand side.

OX7 4AX

///seducing.curiosity.shapeless

General

Local Authority: West Oxfordshire District Council

Services: Mains water, drainage, electricity and oil fired central heating for main house. Heating and hot water to The Old Stables provided by separate power with drainage via septic tank. All hot water and under floor heating powered by electricity.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

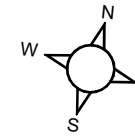
EPC Rating: TBC

Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

oxford@struttandparker.com
 struttandparker.com

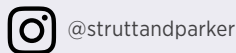
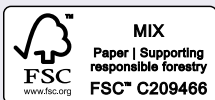


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8633797/LPV

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2025. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.

