



Beautiful character property with far reaching views

Swalcliffe Lea House, Swalcliffe Lea, Oxfordshire





Character home in landscaped gardens • Situated in a rural setting • Extensive and versatile accommodation • Outdoor swimming pool and tennis court • Garage and outbuilding • In total just over 6 acres

#### Local information

Swalcliffe is a small, attractive conservation village situated in rolling north Oxfordshire countryside close to the border of south Warwickshire. The village is principally made up of period ironstone houses and cottages with the church of "St Peter & St Paul", a village hall, a magnificent Tithe Barn listed as an ancient monument (now a museum), a popular traditional inn dating from 16th century serving food, and a woodland play and picnic area.

Swalcliffe Lea is approximately 1 mile from Swalcliffe and as such Bloxham is the nearest village with shops, post office, doctor and dental surgeries. Sibford Ferris (approx 2.8 miles) has village store and post office and Hook Norton (approx 6.3 miles) has village shop, post office, two pubs, famous local brewery, doctor and dental surgeries, library and vets. More extensive facilities can be found at Banbury, Chipping Norton, Shipston-on-Stour, Stratford-upon-Avon and Oxford.

Fast line train service from Banbury (6 miles) to London (Marylebone from 55 minutes) and to Birmingham and the North. In addition are trains from Charlbury (13 miles) to London/ Paddington from 75 minutes. Connection to the M40 motorway at Junction 11 (Banbury) is 7 miles away.

Local schools - Primary Schools at Bloxham, Hook Norton and Sibford Gower C of E.

Preparatory schools at Kitebrook and The Croft (Stratford). Senior schools at Bloxham (The Warriner School), Stratford-upon-Avon and Chipping Norton. Private education in the area includes: Bloxham (co-ed), Tudor Hall (girls), Sibford (co-ed) and St Johns Prep (Banbury).

Cultural and sporting activities in the area include golf at Tadmarton Heath, Rye Hill (Milcombe), Chipping Norton and Brailes; indoor sports complex at Banbury; theatres at Chipping Norton, Stratford-upon-Avon and Oxford; horse racing at Cheltenham, Stratford-upon-Avon and Warwick; cinema in Banbury; access to numerous public footpaths and bridleways to neighbouring villages. Soho Farmhouse private members club at Great Tew; Daylesford Organic Farm shop and Spa at Daylesford.

All distances and times are approximate.

#### About this property

Swalcliffe Lea House originates from the late 18th century with 19th century additions, and is the major property of five privately owned dwellings, originally the farm house. Built of Hornton stone the property faces due south, is not overlooked and is approached by its own drive. The property is full of character and charm with stone mullion windows, flag stone and exposed oak floors, and open fireplaces. The house offers extensive and versatile living over three floors with spacious reception rooms all









with far reaching views over landscaped gardens and countryside beyond. In particular there is an impressive billiard room with high ceilings, exposed timber beams, south facing stone mullion windows and an open fireplace. The partially glazed ceiling allows plenty of natural light into the room making it an ideal entertaining space for any occasion with access to the garden from the side entrance hall with wc.

The property is complemented with a generous sized open plan kitchen/ breakfast room with glass doors leading out on to the west facing terrace. There are a number of built in kitchen cupboards with Bosch electric hob, electric fan oven and microwave, built in dishwasher, fridge and freezer and island unit. Sliding door through to a separate pantry. There is direct access through to the utility boot room and garden room, all adding additional practical space for everyday needs and family living.

On the first floor is the principle bedroom with views over the garden, built in wardrobes, wooden flooring and a separate dressing room area with en suite bathroom. There are a further two spacious bedrooms and two separate bathrooms on the first floor. The study could be used as another bedroom six. On the second floor are two further good sized bedrooms and bathroom with separate shower.

The stunning landscaped garden has been created by the current owners and has previously been listed in the National Garden Scheme and has many specimen trees, providing privacy and

wonderful views from the south side of the house. The lower gardens have two naturally fed ponds. There is a footpath which runs between the two ponds out on to the eastern boundary along farmland adjoining the property. There is a tennis court and swimming pool (with heat exchanger and oil fired boiler) with sun terrace and seating area. The vegetable garden and orchard have been organically cultivated for 35 years. There is a 45x13ft greenhouse. There is also a large garage and an adjacent barn which form part of the property. In total just over 6 acres.

- DIRECTIONS (OX15 6ET): From Banbury, take the B4035 Shipston On Stour road. Pass through the village of Broughton. On reaching Lower Tadmerton turn right sign posted, Swacliffe Lea and Shutford on to Shutford Road. After about 3/4 of a mile take the single track road to the left. Bear right and drive through two stone pillars marked Swacliffe Lea, then take the first left hand drive.

- SERVICES: Mains water and electricity are connected. Propane gas. Private drainage. Solar panels. Broadband connected. Telephone line connected, possibility of further lines.

- LOCAL AUTHORITIES: Cherwell District Council, Tel: 01295 252535

- COUNCIL TAX: Band G

- TENURE: Freehold

- RIGHTS OF WAY: There is a public footpath which runs through the gardens between the ponds.

#### Viewing

Strictly by appointment with Savills















**Swalcliffe Lea House, Swalcliffe Lea, Oxfordshire**  
**Gross internal area (approx)** 5,578 sq ft  
**Outbuildings** 2,090 sq ft  
**Total** 7,668 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		57
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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