



Substantial family home with countryside views

4 Sycamore Close, Sibford Gower, Oxfordshire OX15 5SB



Family home in private edge of village setting •
Wonderful views over countryside • Spacious
accommodation and high ceilings • Double garage • In
all about 0.62 acres

Local information

4 Sycamore Close is situated on the edge of the much sought after North Oxfordshire village of Sibford Gower, which along with its sister village of Sibford Ferris, sit either side of the River Sib. The Sibfords are surrounded by rolling countryside, yet are extremely well placed close to the market towns of Chipping Norton and Banbury.

Communication links are excellent with frequent trains from Banbury to London/ Marylebone (about 55 minutes) and M40 (J11) at Banbury.

There is a primary school, village church, village hall and an award winning public house in Sibford Gower and a post office/general store and doctors surgery in Sibford Ferris. Additional amenities can be found at Banbury, Shipston on Stour, Chipping Norton, Moreton in Marsh, Oxford, Stratford-upon-Avon and Cheltenham.

There is a range of well-regarded local schools, with local independent schools including:- preparatory at Kitebrook (Chipping Norton), The Croft (Stratford-upon-Avon), Sibford School, St John's Priory (Banbury), Carrdus (Overthorpe), Winchester House (Brackley); senior independent at Sibford School, Tudor Hall Girls (Bloxham), Bloxham School, King's High (Warwick), Warwick School.

The property is also in the catchment for the Stratford-upon-Avon Grammar Schools. Just 3.2 miles away is Willow on the Farm nursery school which is rated Ofsted Outstanding (as at September 2020).

Sporting and cultural activities in the area include Soho Farmhouse private members club at Great Tew; golf at Tadmarton Heath, Rye Hill and Chipping Norton; horse racing at Stratford-upon-Avon, Warwick and Cheltenham; motor-racing at Silverstone; RSC theatre at Stratford-upon-Avon; cinema and indoor sports centres in Banbury, as well as excellent local walking, cycling and riding.

Approximate distances and times: Banbury 8 miles, Chipping Norton 8.5 miles, Oxford 26 miles, London 82 miles, M40 J11 9.5 miles, Soho Farmhouse 9.3 miles. Train services from Banbury (8.4 miles) to London Marylebone from 55 minutes, Birmingham International Airport (41 miles).

About this property

Built in the early 1970's and transformed by the current owners, 4 Sycamore Close is one of four properties in a private cul-de-sac on the edge of this popular village. Set in an elevated position the property commands wonderful views over the landscaped garden and onto rolling countryside beyond.



The property benefits from high ceilings, spacious accommodation, a generous plot extending to approximately 0.62 acres and is set in a sought after area, with access to a range of well-regarded schooling, good communication links and all the Cotswolds and surrounding area has to offer.

A generous hallway with oak floorboards leads to a spacious, dual aspect sitting room with wood burner, doors on to the garden and bi-fold doors into an impressive dining room. The wonderfully light dining room with under floor heating, make the most of the spectacular views over the garden and rolling countryside beyond, with a wall of sliding doors onto the terrace. Steps lead up to the modern kitchen with fitted base and wall units with granite work surfaces, integrated appliances, including induction hob, ovens, full height fridge/freezer, hot water tap and ceramic floors. There is also an additional family room / study, utility room and WC.

The first floor includes a principal bedroom with wonderful countryside views, in-built wardrobes and a stylish en suite shower room. The property benefits from planning permission to add a balcony to the bedroom. There are three further double bedrooms and a family bathroom.

In front of the house is a landscaped garden area with plenty of off road parking. There is also a detached double garage with storage above and potential for conversion, subject to any necessary consents.

To the side and rear of the property are further south facing landscaped gardens with three terraces providing private entertaining areas with views. Backing onto neighbouring paddock land, there is also a large lawn running down the hill to an orchard area and a vegetable / herb garden with raised beds. To the side of the house, and included within the property, is a track leading from the public highway to a further allotment area and providing access, via a public footpath, to miles of countryside walks.

DIRECTIONS (OX15 5SB)
From Banbury take the B4035 west towards Shipston-on-Stour. Proceed for about 6 miles passing through the villages of Broughton, Tadmarton and Swalcliffe. About 1.5 miles after leaving Swalcliffe take the first left turn at the bottom of the hill signed to Burdrop and Sibford Gower. On entering the village turn right at the first T junction. Continue into the village passing the church and the village school on your left. At the crossroads turn left onto Colony Road and take the fourth entrance on the left into Sycamore Close where No. 4 is the last house.

SERVICES
Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX BAND: G

DISTRICT COUNCIL: Cherwell District Council

TENURE: Freehold

Viewing

Strictly by appointment with Savills





4 Sycamore Close, Sibford Gower, Oxfordshire OX15 5SB
Gross internal area (approx) 2,079.51 sq ft
Outbuildings 293.29 sq ft
Total 2,372.80 sq ft

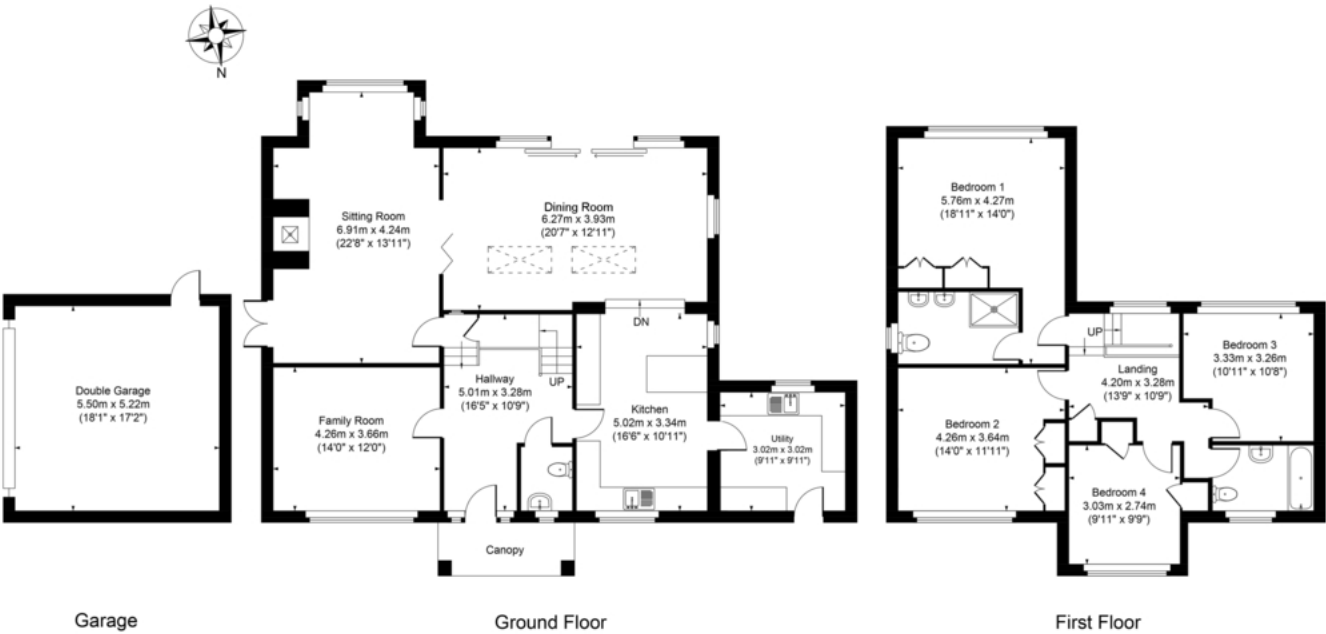


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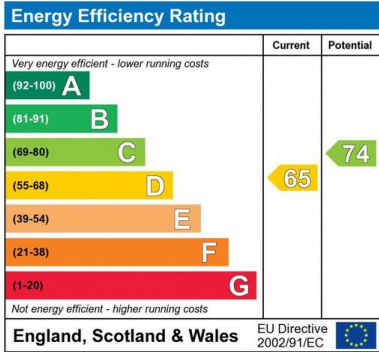
savills.co.uk

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Hilside, 4 Sycamore Close, Sibford Gower OX15 5SB
Main House Approx. Gross Internal Area:- 193.19 sq.m. 2079.51 sq.ft.
Garage & Approx. Gross Area:- 27.24 sq.m. 293.29 sq.ft.
Total Approx. Gross Area:- 220.43 sq.m. 2372.80 sq.ft.



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Denotes restricted head height
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