

FOR SALE



Wykham Cottage

The Tithings, Swalcliffe, OX15 5DR

Offers in the region of £389,500

A GRADE II LISTED BARN CONVERSION WITH TWO BEDROOMS, SITUATED IN THE VILLAGE OF SWALCLIFFE. THE PROPERTY BENEFITS FROM A VERY GOOD-SIZED GARDEN WITH VIEWS ACROSS THE COUNTRYSIDE AND A SINGLE GARAGE AS WELL AS PARKING IN FRONT OF THE PROPERTY.



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KEY FEATURES

- Grade II listed barn conversion converted around 40 years ago
- Set in the picturesque village of Swalcliffe
- Good-sized garden with stone patio area, mature fruit trees and shrubs
- Single garage with an up and over door, and power and lighting

PROPERTY OVERVIEW

This thatched Grade II listed barn conversion was developed around 40 years ago with this two-bedroom cottage style house situated in the delightful village of Swalcliffe, approximately 7 miles outside Banbury to the West side.

Swalcliffe is a small village at the edge of the Cotswolds located between Banbury and Shipston-on-Stour. The village has a significant conservation area and contains many connections with Roman and Iron Age history.

The development of The Tithings sits behind a C1400 tithe barn and much of the site are buildings originating from barns connected with that site. The village is serviced by the Stags Head public house serving food and with accommodation. The village has a private school, Swalcliffe Park School, providing schooling for Autistic 11–19-year-olds. The village has many clubs and organisations.

Wykham Cottage comprises a two bedroom courtyard property sitting amongst a variety of courtyard barns, providing differing accommodation. The property has a garage in a garage block and is approached via a communal private road and a large shingled courtyard area which provides parking to all of the properties in a very spacious setting. The property joins with the others in a Service Charge arrangement that operates to run the upkeep of the communal areas and services.

PROPERTY DESCRIPTION

Entrance Hallway

The property is entered via a door with glazed side screens found in an old barn door opening which opens into a significantly sized hallway off which the ground floor rooms are accessed and the staircase rising to the first floor.

Living Room – 4.9m x 4.18m

With a feature stone/oak fireplace with an open fire basket on a stone hearth, the room has a window and French doors opening out to the garden. There is a radiator and ceiling lights and a built-in window bench seat. The living room is currently carpeted.

Kitchen – 4.18m x 2.55m

The kitchen is fitted with a range of white floor and wall cupboards with worktops over. There is space for an under-worktop fridge, integrated dishwasher, space for a washing machine. There is a built under oven with gas hob over and integrated extractor hood over, composite sink with mixer taps. The kitchen has a window and door opening to the rear garden, radiator and vinyl flooring.

Cloakroom

There is a cloakroom off the hallway which comprises a close coupled W.C. and hand wash basin.

From the hallway the stairs rise to the first floor with a half landing reaching a good-sized landing area, which could accommodate a desk and chair as a home office area.

Bedroom One – 4.18m x 3.55m

With a window overlooking the rear garden and with delightful countryside views, the bedroom has a built-in double wardrobe providing hanging space, a radiator and ceiling light. The room is currently carpeted.

Bedroom Two – 4.18m x 3.25m

Again, with a window overlooking the rear garden as bedroom one, this room provides a built in double wardrobe, radiator and ceiling light and is also currently carpeted.

Bathroom

The property has a good-sized bathroom which offers close coupled W.C., basin with pedestal and bath with an electric shower over. The walls around the bath are fully tiled in plain white tiles and the wall behind the W.C. and basin are tiled to half height. The bathroom has a radiator and is currently carpeted.

Outside

The cottage has a very good-sized garden which has a stone patio area outside the house, with steps down to a large lawn which is bordered by mature trees, shrubs and fruit trees. At the bottom of the garden is a small shed and storage area, with a gate accessing a right of way path that passes other gardens and then accesses the main courtyard area allowing bins etc to be kept at the rear of the cottage.

The properties on the development all operate on LPG gas which is available from a communal storage area and a syndicate payment structure is available.

Garage

The property benefits from a single garage located in a block of garages and has an up and over door. The garage has power and light. Further parking is available in front of the garage and in front of the historic tithe barn at the entrance to the development.

The property is to be sold Freehold and is subject to a Service Charge which goes into a communal maintenance fund covering the upkeep of the shared facilities e.g. the driveway and drains.

All room sizes are approximate.

STAMP DUTY DUE

Based on a sale price of £389,500 the current stamp duty payable would be:

£9,475 *

* This value is based on the standard rate. This does not apply to first-time buyers, or second home buyers/buy to let buyers.

FURTHER INFORMATION

EPC Rating – D

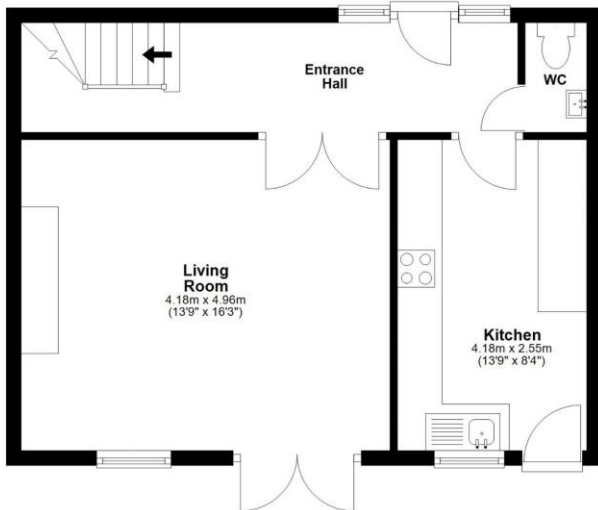
Council Tax Band – D

Tenure – Freehold

Utilities – Mains Water, Mains Electricity, Mains Sewage, Tanked LPG, Telephone Line.

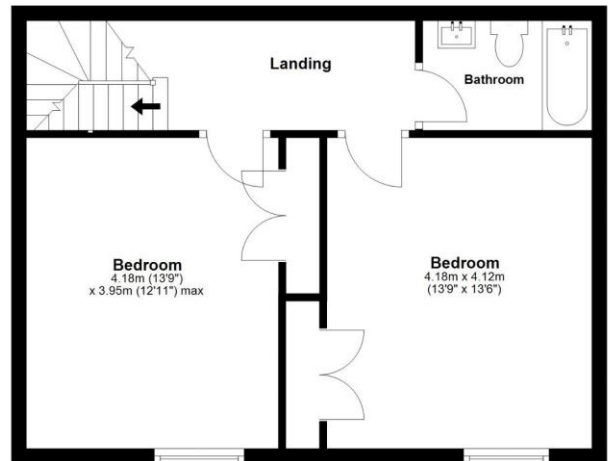
Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)











