



Keepers Lodge

Swinbrook, Oxfordshire



Butler Sherborn
The Cotswolds Property Specialists

Keepers Lodge

A beautifully presented, detached, stone built property set well back from the road overlooking the gardens and brook to the front. A tranquil and comfortable home with excellent accommodation and outbuildings.

Situated in the heart of Swinbrook, Keepers Lodge is a wonderful detached house built in the 1990s. Presented to an extremely high standard, with spacious accommodation arranged over two floors, it offers comfortable, modern living in a prime village location.

Set well back from the road, the property is approached via a five bar gate across a gravelled driveway. The outlook from the house is extremely picturesque, overlooking the mature gardens, former coach house and the Swin Brook.

The accommodation is arranged over two floors, with high ceilings, and the rooms are light and airy with plenty of windows.

The ground floor comprises; entrance porch, hallway, beautiful fitted kitchen/dining room with two oven Aga and integrated appliances, utility room, cloakroom, study (with underfloor heating) and living room.

There are three double bedrooms on the first floor, each of which has multiple aspects. The master bedroom has built-in cupboards and a walk-in wardrobe. The bedrooms are served by two re-fitted bathrooms, one with underfloor heating.

In addition, there is a large, predominantly boarded loft, which could, subject to the relevant permissions, provide further accommodation.

The gardens lie predominantly to the front of the property, however there is a level, lawned area to the rear with a steep bank behind, offering a great deal of privacy. In addition, there is small side garden overlooked by the kitchen.

Ample parking is available both to the front of the property on the gravel, and to the side of the house on a large paved area. The parking is supplemented by a double width garage with electric up and over door, personnel door and boarded loft space.

A lovely former coach house sits in the garden to the front of the house. This offers exceptionally useful storage over two floors and has power and light. (The first floor room does have certain restrictions for its use).



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Accommodation

- Entrance Porch
- Hallway
- Sitting Room
- Kitchen/Dining Room
- Study
- Utility Room/Rear Lobby
- Larder
- Downstairs Cloakroom
- Three Double Bedrooms
- Two Bathrooms
- Large Loft With Potential
- Ample Parking
- Double Width Garage
- Coach House
- Brook
- Mature Gardens
- Set Back from The Road

Situation

Burford 2 miles, Charlbury 8 miles, London/Paddington (90 minutes), Oxford 19 miles, Cheltenham 25 miles, London 76 miles (all distances approximate).

Swinbrook is a highly desirable Oxfordshire village situated 2 miles from Burford in the beautiful Windrush Valley. The village itself has an excellent local pub, a church, an attractive cricket ground and a network of footpaths. Swinbrook is in an Area of Outstanding Natural Beauty, the Swinbrook and Widford Conservation Area and the Wychwood Project Area.



LOCAL AUTHORITY

West Oxfordshire District Council, New Yatt Road, Witney, OX28 1PB
Tel: 01993 861000

COUNCIL TAX

BAND F

POSTCODE

OX18 4ED

Viewing

Please telephone Butler Sherborn, Burford Office T 01993 822325
or The London Office T 0207 839 0888. E angus@butlersherborn.co.uk

Burford offers an excellent range of day-to-day shopping facilities including a butcher, newsagent, post office, baker and general store as well as a couple of banks. In addition there are good local schools, a fine parish church and numerous public houses and restaurants. The A40 lies to the South of Burford providing good communications to Oxford and the M40 to the East and Cheltenham and the M5 to the west. Charlbury station is a short drive away, 8 miles to the north east of Swinbrook and provides a frequent service to London/Paddington in approximately 90 minutes.

Amenities

Cotswold Life Wildlife Park, Burford. Golf courses at Burford, Lyneham, Cheltenham, Chipping Norton, and Witney; National Hunt racing at Cheltenham and Stratford upon Avon; Polo at Cirencester Park. Theatres at Oxford, Stratford upon Avon, Cheltenham and Bath. There are also excellent private and state schools in the area.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Telephone (subject to BT regulations) Broadband available.

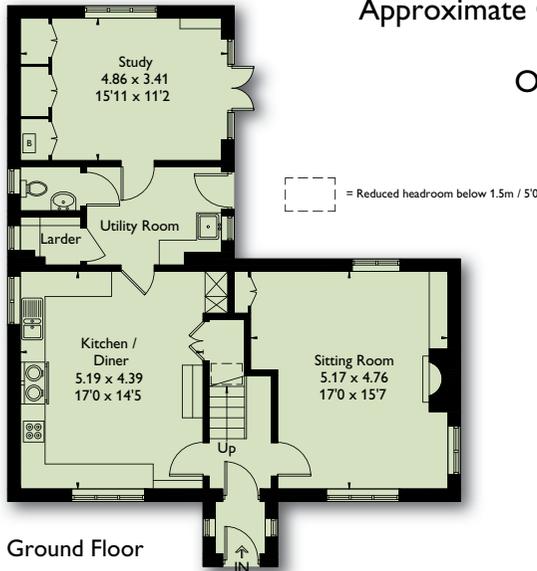
(No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES AND FITTINGS

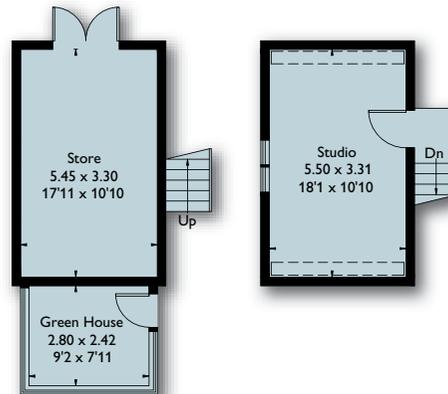
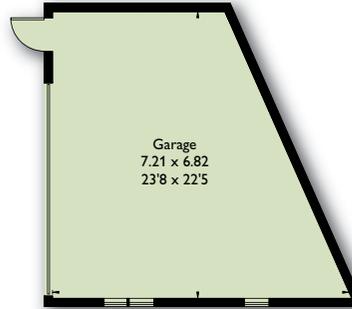
Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.



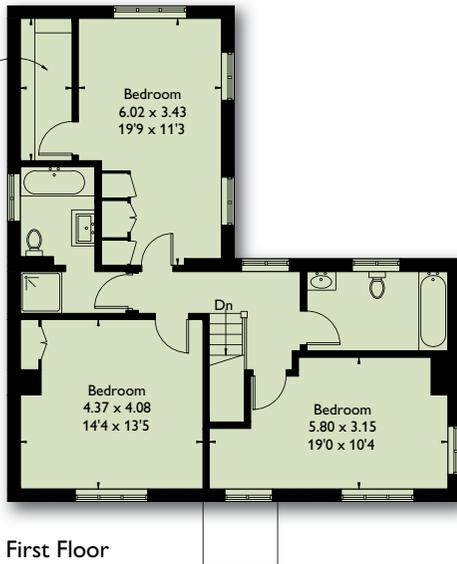
Approximate Gross Internal Area = 168.3 sq m / 1811 sq ft
 Garage = 38.9 sq m / 419 sq ft
 Outbuilding = 43.5 sq m / 468 sq ft
 Total = 250.7 sq m / 2698 sq ft



Ground Floor



Ground Floor - Outbuilding First Floor - Outbuilding
 (Not Shown In Actual Location / Orientation) (Not Shown In Actual Location / Orientation)



First Floor



Directions

From Burford take the A40 in the direction of Oxford. After a couple of miles, take a left hand turn signposted Swinbrook. On entering the village, pass the Swan Inn public house on your left and continue on this road as it goes through the village. Pass the Church on the left hand side and Keepers Lodge will be found a short distance further on, on the right hand side.

DISCLAIMER

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Butler Sherborn have any authority to make any representation of warranty whatsoever in relation to this property. Bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before travelling to view this property. Photographs taken: 2015 Particulars written: January 2016.

FLOORPLANZ © 2016 0845 6344080 Ref: 158492

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

