

GOWERS CLOSE

SIBFORD GOWER • OXFORDSHIRE







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Approximate distances

Banbury 7.8 miles • (London/Marylebone from about 59 minutes) • Chipping Norton 9 miles
M40 (J11) 9 miles • Moreton in Marsh 14.1 miles • Stratford-upon-Avon 17.9 miles • Oxford 28 miles

An enchanting home and garden

Entrance hall • Drawing room • Kitchen/Breakfast room
Dining room • Utility • Cloakroom
Four bedrooms with two bathrooms plus one bedroom
with en suite bathroom on the ground floor
Office • Garage • Parking • Enclosed rear garden



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SITUATION

The villages of Sibford Gower and Sibford Ferris are situated on opposite sides of the River Sib valley on the North Oxfordshire/South Warwickshire border, in attractive rolling countryside near the market towns of Banbury and Chipping Norton. There is a primary school, village hall, church and a well regarded pub/restaurant in Sibford Gower and a post office/general store in Sibford Ferris. More extensive amenities can be found at Banbury, Chipping Norton, Moreton in Marsh, Oxford, Stratford-upon-Avon and Cheltenham.

The village primary school is within easy reach along with senior state schooling at The Warriner in Bloxham. Local independent schools include Sibford School (Sibford Ferris), St John's Priory (Banbury), Carrdus (Overthorpe), Winchester House (Brackley), Bloxham School, Tudor Hall Girls (Bloxham), and King's High (Warwick). The property is also in the catchment area for the Stratford-upon-Avon Grammar Schools. Communication is good with intercity train service from Banbury to London/Marylebone (about 59 minutes) and Birmingham (about 51 minutes) The M40 (J11) is at Banbury for the south or (J12) Gaydon for the north. Sporting and cultural activities in the area include golf at Tadmerton 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.

DESCRIPTION

Gowers Close is an ancient thatched and beamed cottage in a charming village at the very tip of the Cotswolds. Large windows look out onto a glorious garden, and sunny terrace under the wisteria. Grade II listed and built of Hornton Stone under a thatched roof, it is believed to date back to the 1600's and was once part of the village Court House. The property retains a wealth of period features, including exposed timbers, stone walls, flagstone floors and leaded light windows.





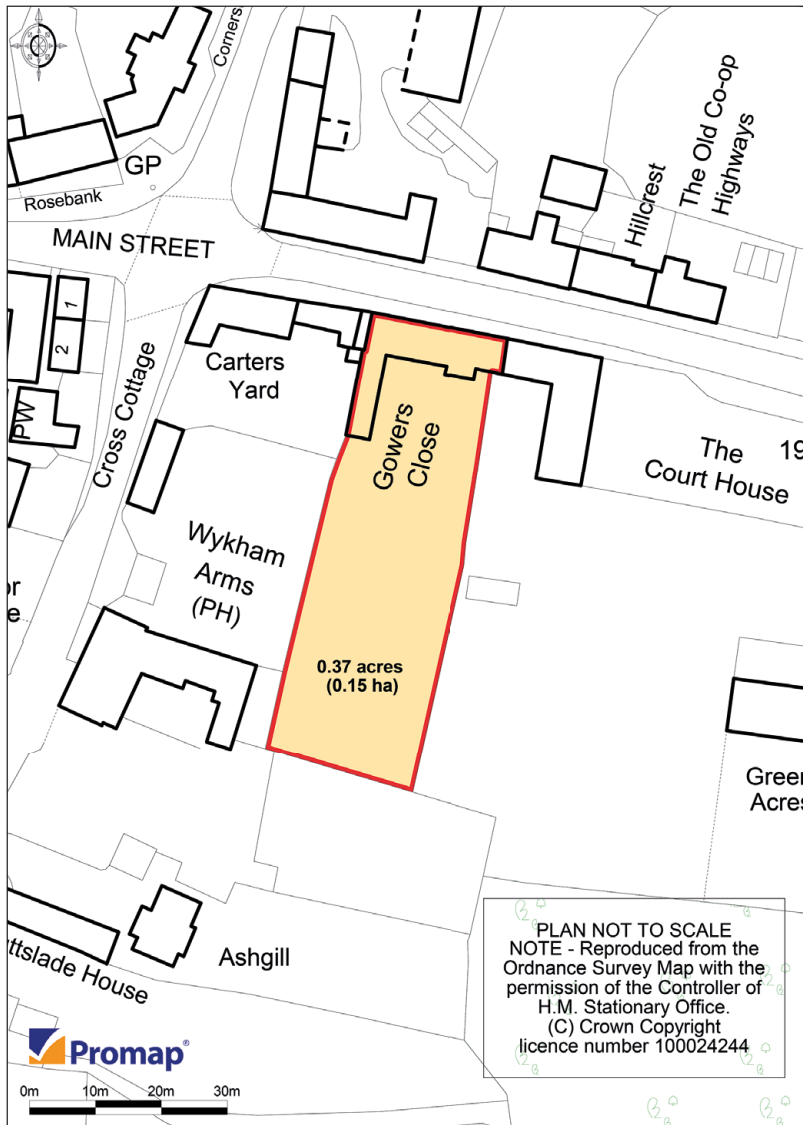
Entering the property under a thatched porch and through a weighty double front door, you step down into the entrance hall laid with flagstones. From here you enter the drawing room; a room of good proportions with the main focal point being the impressive inglenook fireplace with open fire and original bread oven. Period features are in abundance with a substantial bay window with double doors opening out onto the terrace creating a light and bright space. Passing the stairs to the first floor with space behind, used as a small study, you come to the dining room laid with tiled flooring. This is a sunny bright room full of light with views onto the rear garden. An open arch connects to the kitchen/breakfast room. A duck egg blue AGA sits prominently but neatly between copious base and wall units. The utility room is through the kitchen and of good proportions with work surface, inset sink and base units, space for washing machine and tumble drier. A corridor with French windows looking onto the garden leads to the ground floor double bedroom with en suite bathroom.

Also from the utility room there is access to the single garage with double wooden doors opening to the front.

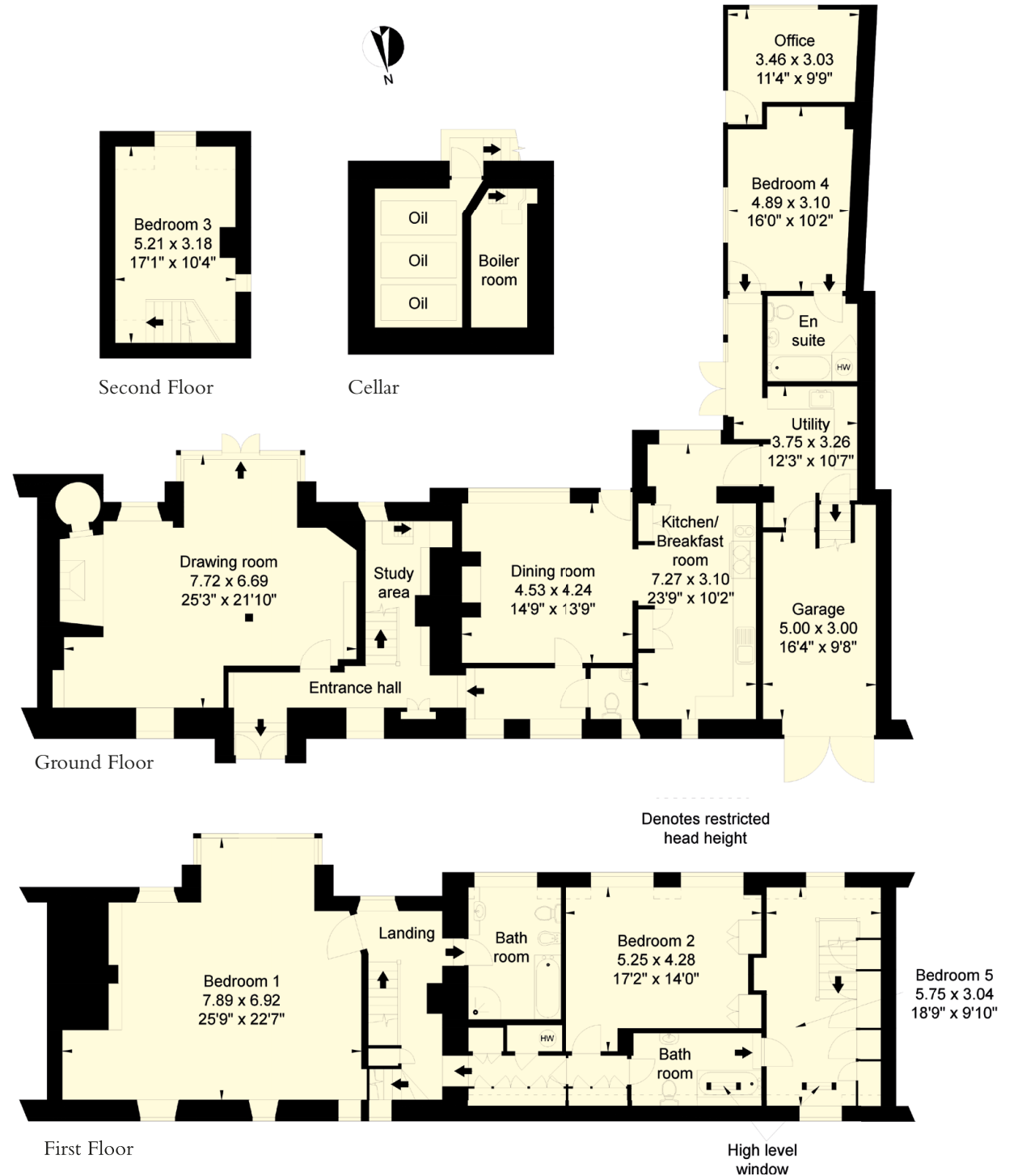
Upstairs on the first floor and entering the Master Bedroom, you are greeted by an impressive vaulted ceiling. Exposed beams are in abundance. The room is bright and light with a floor to ceiling bay window looking out onto the 'Yellow Book' garden. Also on this floor are two further bedrooms, one double, one single and two family bathrooms, both with white suites. Stairs ascend from the first floor landing to the fourth 'mezzanine' bedroom which is also a double.

Currently maintained by the vendor, a gardening writer, the sizeable sheltered, South facing garden has been featured in several gardening magazines and opens to the public once a year as part of the National Garden Scheme. It has a paved terrace area with Wisteria and vine covered pergola ideal for alfresco dining. The landscaped garden has two lawns with colourful flower and shrub borders, lavender, box and yew hedging. There are a number of mature trees and an impressive vegetable patch ideal for those wanting a taste of 'The Good Life'.





GOWERS CLOSE
Approximate Gross Internal Area
322 sq.m. / 3,466 sq.ft.
For identification only - Not to scale





DIRECTIONS

From Banbury take the A4035 west towards Shipston-on-Stour. Proceed for about 6 miles passing through the villages of Broughton, Upper Tadmarton and Swalcliffe. Proceed past the left turn to Sibford Gower and take the next left turn signed to Burdrop and Sibford Gower. Follow signs for Sibford Gower passing the primary school and village hall. Just past the school and before you reach the crossroads, Gowers Close can be found on your left hand side.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired boiler and central heating. Fibre optic broadband available.

COUNCIL TAX BAND: G

LOCAL AUTHORITIES

Cherwell District Council

Tel: 01295 252535

POSTCODE: OX15 5RW

TENURE: Freehold

VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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