



Potato Town

Banbury Road, Swerford

Two properties and one annexe on one site, overlooking the Great Tew Estate.

Potato Town is a rare opportunity to acquire two properties and annexe on one site. Set in a private, edge of village setting the properties are surrounded by Great Tew countryside and are converted for residential or holiday let use.



5 RECEPTION ROOMS



9 BEDROOMS



6 BATHROOMS



PARKING ON SITE



0.42 ACRES



FREEHOLD



RURAL/VILLAGE



SEE FLOORPLANS



**GUIDE PRICE
£1,650,000**



The properties

The Studio:

Is the biggest of the properties on site, providing accommodation over 1,900 + sq ft and spread over two floors. Cleverly designed the property offers flexible living accommodation with designated zones and offers two kitchens, two sitting rooms, three bedrooms and two bathrooms.

Having once belonged to the Great Tew Estate, Potato Town has undergone extensive renovations and tells a special story within its history. Boasting of countryside views and its unique setting the property is a must view.

The Artists House:

The second of the properties on site. The Artists House is a renovated and extended farmhouse that blends modern day living and charming features. The accommodation throughout is incredibly flexible and can be used to suit a variety of different lifestyles.

The ground floor consists of a large sitting room with doors and views on to the garden, a large open plan kitchen/diner, a snug/bedroom 4 and another double bedroom with en suite. A utility/boot room completes the downstairs accommodation. On the first floor there are two double bedrooms (one en suite) and a family bathroom.

Field End (the annexe):

Is a contemporary, two bedroom detached annexe with open plan living accommodation and exquisite rural views. Hidden behind The Studio and surrounded by flower beds, Field End has a private decking area and works successfully as alternative accommodation to the main house or as an Airbnb.

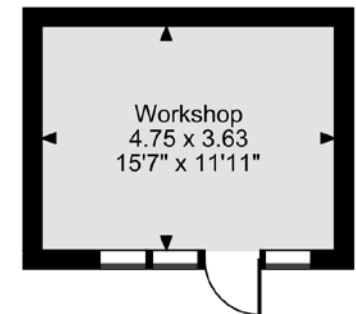
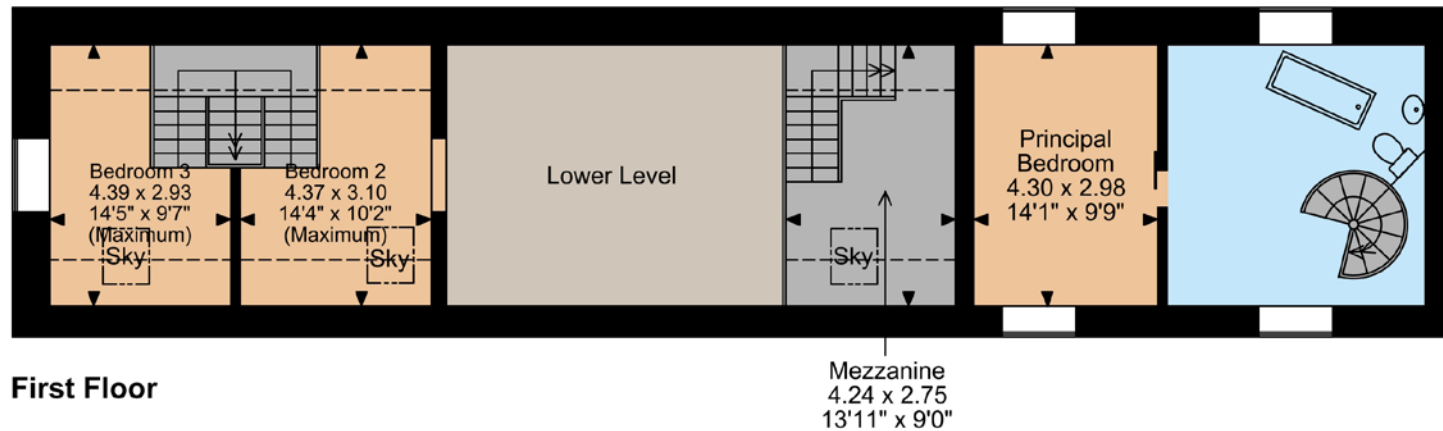
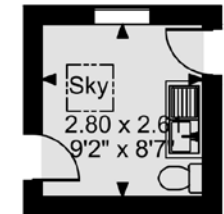
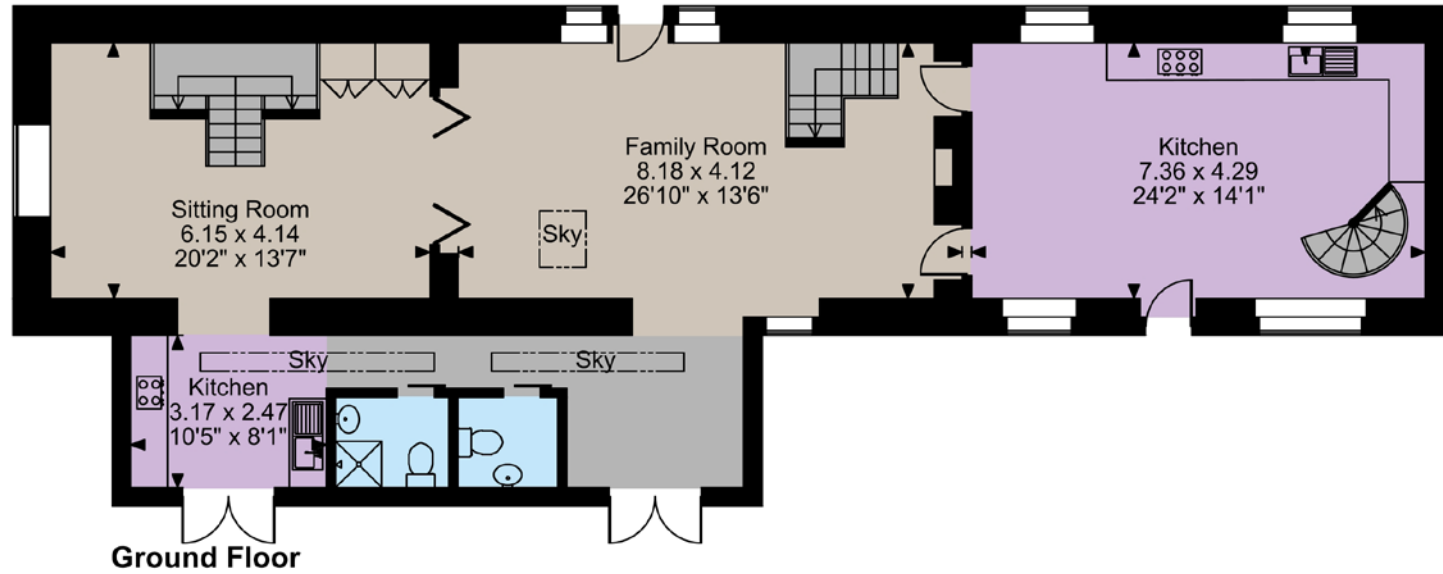
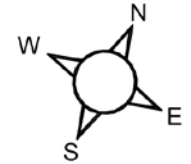
The Studio, The Artists House and Field End are for sale as a whole with a guide price of £1,750,000. The internals on the following page are of The Studio.







The Studio Banbury Road, Swerford
Main House internal area 1,908 sq ft (177 sq m)
Workshop and Outbuilding internal area 265 sq ft (25 sq m)
Total internal area 2,173 sq ft (202 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Outside

Each property has designated parking and a mature garden with countryside views.

Location

Potato Town is located in the village of Swerford, just off the A361. Swerford is an extremely desirable, attractive Cotswold village situated in North Oxfordshire principally made up of period ironstone cottages and houses. The market town of Chipping Norton, often referred to as 'Gateway to the Cotswolds', is close by. The next door village of Hook Norton is well served with a shop, post office, several pubs, butcher, famous local brewery, surgery, dentist and primary school. Swerford is ideally located for the areas wonderful pubs, country walks and pretty towns and villages to explore, including attractions such as Soho Farmhouse at Great Tew and Daylesford Organic Farm Shop. Oxford, Cheltenham and Stratford - Upon- Avon are all also within easy reach for theatres, cinemas, restaurants and general town/

city amenities. Schooling is excellent, with primary Schools in near-by Hook Norton, Great Tew and Great Rollright. Secondary schools are in Chipping Norton and Bloxham. There is a wide choice of private schools including Kitebrook, Bloxham, Winchester House, Tudor hall and Kingham Hill locally with the Oxford Schools in addition. Transport connections are good with train services to London Paddington from Charlbury (1 hour 15 mins) and from Banbury to London Marylebone (from about 1 hour 5 mins). There is access to the M40 either at junction 9 or 10.

Internals and externals on this page are of The Artists House.



Distances

- Soho Farmhouse 3.8miles
- Chipping Norton 5.2 miles
- Banbury 9.6 miles

Nearby Stations

- Banbury 9.6 miles (Banbury to London)
- Marylebone in under one hour
- Charlbury Train Station 8.7 miles

Key Locations

- The Boxing Hare
- Soho Farmhouse 3.8 miles
- Daylesford Farm Shop 11.8 miles
- Diddly Squat Farm Shop 7 miles

Nearby Schools

- Great Tew Primary School
- Bloxham school 4.7 miles
- Tudor School 6.2 miles





Potato Town

Total area = 0.17ha / 0.42ac

- 1 - Potato Town
- 2 - The Artists House
- 3 - Field End

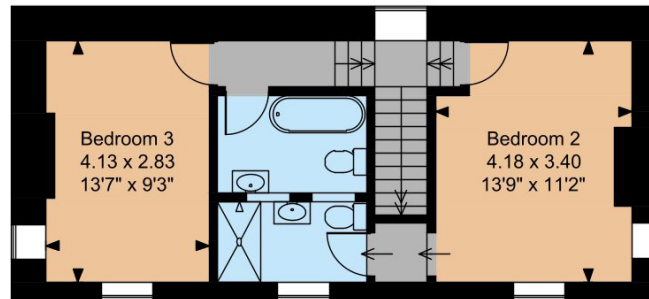
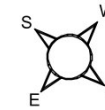
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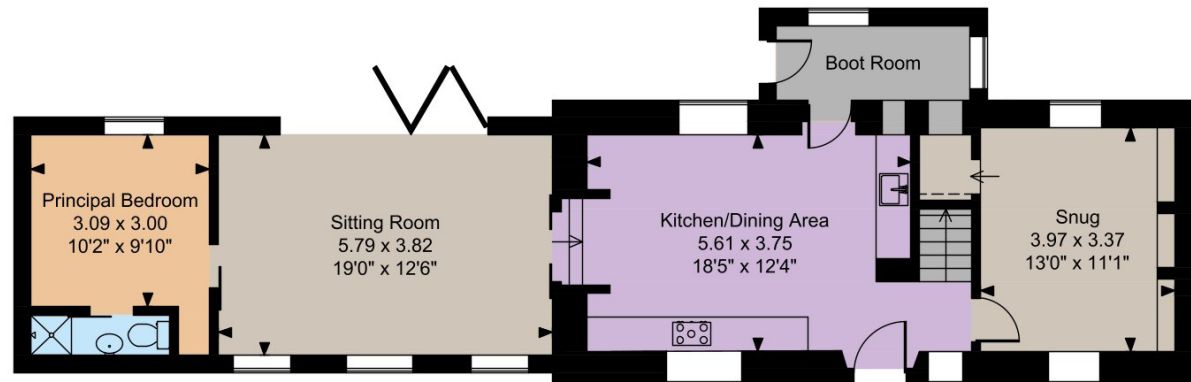
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Redraw, The Artists House, Potato Town Banbury Road, Swerford
Approximate Floor area 1,337 sq ft (124 sq m)



First Floor



Ground Floor

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Floorplans

Potato Town (The Studio) - House internal area 1,908 sq ft (177 sq m) For identification purposes only.

The Artists House - House internal area 1337 sq ft (124.2 sq m) For identification purposes only.

Field End - 51.2 sq metres and 551 sq feet

Directions

OX7 4AP ///brew.dubbing.outraged

General

Local Authority: West Oxfordshire District Council

Services: The Studio- Underfloor heating with airsource heat pump. Mains water, septic tank drainage, mains electric NB The Studio does not have buildings regs signed off..

The Artists House - Air source heat pump with under floor heating, mains water, mains electric, septic tank drainage, triple glazing, new roof

Field End - Mains electric, sewerage (connected to septic tank for whole site) and mains water, Underfloor heating on an air source heat pump, Gas fire on calor gas.

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

Council Tax: The Studio band F | The Artists House band C

EPC Rating: The Studio rating TBC | The Artists House rating D | Field End rating D

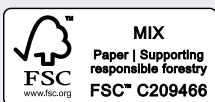
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