



Yews, Bonds End Lane, Sibford Gower, Oxfordshire OX15 5RT

**STRUTT & PARKER**



# Yews

## Bonds End Lane, Sibford Gower, Banbury, Oxfordshire OX15 5RT

A lovely 2 bedroom terraced stone cottage set on a no through road near the duck pond in the quiet village of Sibford Gower. Pretty maintained garden. Not suitable for pets. Available for a minimum period of 12 months

Banbury Station 8 miles, Chipping Norton 9 miles, Stratford-upon-Avon 18 miles, Oxford 28 miles.

Sitting Room | Kitchen/Breakfast Room | Cloakroom | 2 Double Bedrooms | Bathroom | Maintained Garden | 2 Off Road Parking Spaces | EPC Rating E | Not suitable for pets

### The property

Entrance lobby with quarry tiled floor. Door to sitting room. Sitting Room with exposed beams

## Banbury

20 Horse Fair, Banbury, Oxfordshire OX16 0AH

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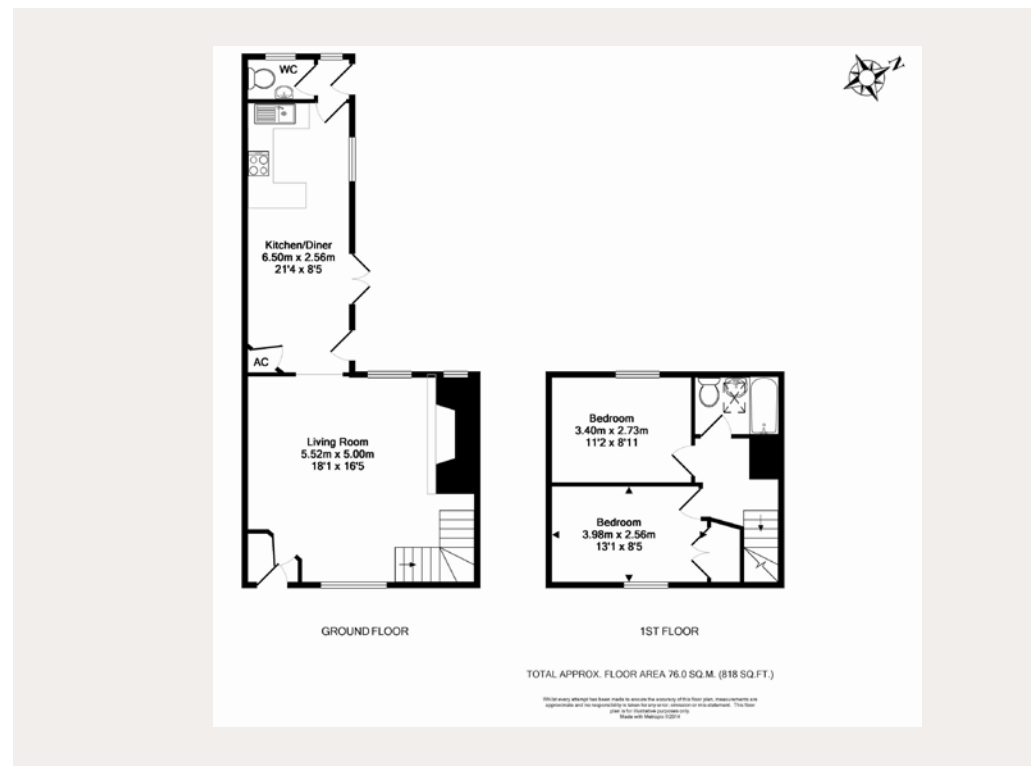
and stone walls. Window seat and inglenook fireplace with woodburner. Kitchen/Breakfast Room with tiled floor, range of fitted wall and base units, fridge/freezer, single electric oven and hob and washer/dryer. Breakfast/dining area with exposed beams, cupboard with shelving and immersion heater. French doors to garden. Cloakroom - White suite of wc and hand basin. Rear Lobby with door to garden. Bedroom 1 is a double with built in cupboard and exposed beams. Bedroom 2 is also a double with exposed beams. Bathroom with white suite comprising bath with shower over, wc and basin. Wall mounted mirror

### Location

Sibford Gower is situated on one side of the Sib Valley in attractive rolling north Oxfordshire countryside on the borders of south Warwickshire close to the Cotswolds and adjoin an area of outstanding natural beauty. The village of Sibford Ferris has a general store/post office, public house with restaurant, doctor's surgery and high performing village primary school. More amenities can be found at Hook Norton with the larger centres of Banbury, Chipping Norton and Shipston-on-Stour not far away. Banbury train station has a good rail service to Marylebone London (from 54 minutes) and there is connection to the M40 at Junction 11 (Banbury). Sporting and leisure activities include golf at Tadmerton Heath, Chipping Norton and Rye Hill (Milcombe), horse racing at Cheltenham, Stratford and Warwick, motor racing at Silverstone and theatres at Chipping Norton, Stratford and Oxford. The villages have direct access to a network of footpaths and bridleways offering delightful walking and riding.

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### Outside

Garden - Pretty enclosed garden with patio area, maintained by the landlord. Gate to parking area with allocated parking for 2 cars

### Directions

From Banbury, take the B4035 signposted to Shipston on Stour. After Swalcliffe take the first left signposted to Sibford. Take the first right into Long Acre. At the crossroads go straight over and Bonds End Lane is the first turning on

the left. Yews will be found on the left hand side, identified by a Strutt & Parker To Let board

### General

Local Authority: Cherwell District Council  
Services: Oil Central Heating to radiators, mains electricity, water and drainage  
Council Tax: Band D