



Lyndhurst

Church End, Swerford, Chipping Norton

A Grade II-listed family home in the heart of Swerford, recently renovated, complete with a stunning established garden, spacious accommodation, and off-street parking.

Lyndhurst forms part of an attractive terrace dating from the 18th century and was extended and fully refurbished to a high standard in 2023, including a sizeable two-storey extension to the rear to create a spacious and well-rounded family home.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DRIVEWAY PARKING



GARDEN



FREEHOLD



VILLAGE



2,914 SQ FT



**GUIDE PRICE
£1,500,000**

The property

The fantastically versatile layout lends itself well to the demands of busy family life, providing airy, light-filled reception spaces downstairs and five double bedrooms on the first floor. The ground floor layout is well planned and offers three generous reception rooms, the highlight of which is the open plan living room and dining room which runs the full depth of the house, with a window at either end offering views over the village and the mature gardens at the rear. The sitting area towards the front is wonderfully cosy, featuring the original beams and a wood-burning stove, while the dining area sits within the newer extension and is illuminated by French windows and Velux windows from above. The dining area has an open aspect onto the kitchen, on a slightly lower level, which is appointed with attractive bespoke joinery from Hunt Kitchens of Banbury, complemented by stone tiled floors and bifold doors which lead out onto the outside terrace. A separate utility room provides space for laundry machines.

In addition there is an inviting snug for less formal occasions, a charming office with its own wood-burning stove and a welcoming entrance hallway with parquet wood flooring, exposed stone walls and a feature staircase – the latter provides one of two flights of stairs up to the first floor. Upstairs the five double bedrooms each have their own individual character, including wood floors, beams and leaded windows. The principal bedroom is a wonderfully relaxing space, with beautiful views over the garden, excellent storage and an en suite bathroom with both bath and shower.







Outside

Lyndhurst benefits from off-street parking on a gravel driveway and further on-street parking on the road outside. To the rear, a beautifully landscaped west-facing garden is wonderfully leafy, with mature trees and shrubs around the boundary creating a secluded oasis of calm. A gravel terrace adjoining the house has space for outdoor entertaining and leads to a sizeable lawn.

Location

Swerford is a charming, unspoilt village in North Oxfordshire, located between Banbury and Chipping Norton, on the edge of the Cotswolds. The village is predominantly made up of attractive period stone houses and cottages. Local amenities include the parish church, the Boxing Hare pub, and a village hall.

The nearby market town of Chipping Norton offers a range of amenities, including supermarkets and schools. For more extensive retail, leisure, and cultural facilities, Oxford, Stratford-upon-Avon, Cheltenham are easily accessible. Soho Farmhouse at Great Tew has added to the appeal of the area, complementing

the nearby Daylesford Organic Farm Shop, Estelle Manor and Restoration Hardware.

The area boasts a wide range of schools, including primary schools in neighbouring Great Tew and Hook Norton, and secondary schools in Chipping Norton and Bloxham. Independent preparatory schools include St John's Priory (Banbury), Kitebrook (Moreton-in-Marsh), Sibford School, as well as The Dragon School and Summer Fields in Oxford. Senior independent schools include Bloxham School, Tudor Hall (girl's school), Sibford School, Kingham Hill School, and in Oxford, St Edward's, Magdalen College, and Headington.

For leisure and sporting activities, residents can enjoy golf at Tadmarton Heath and Chipping Norton, horseracing at Cheltenham, with a theatre and boutique cinema in Chipping Norton as well as theatre venues in Stratford-upon-Avon, and Oxford.



Distances

- Chipping Norton 4.7 miles
- Banbury 8.8 miles
- Charlbury 9.1 miles
- Oxford 21.6 miles

Nearby Stations

- Banbury
- Oxford Parkway

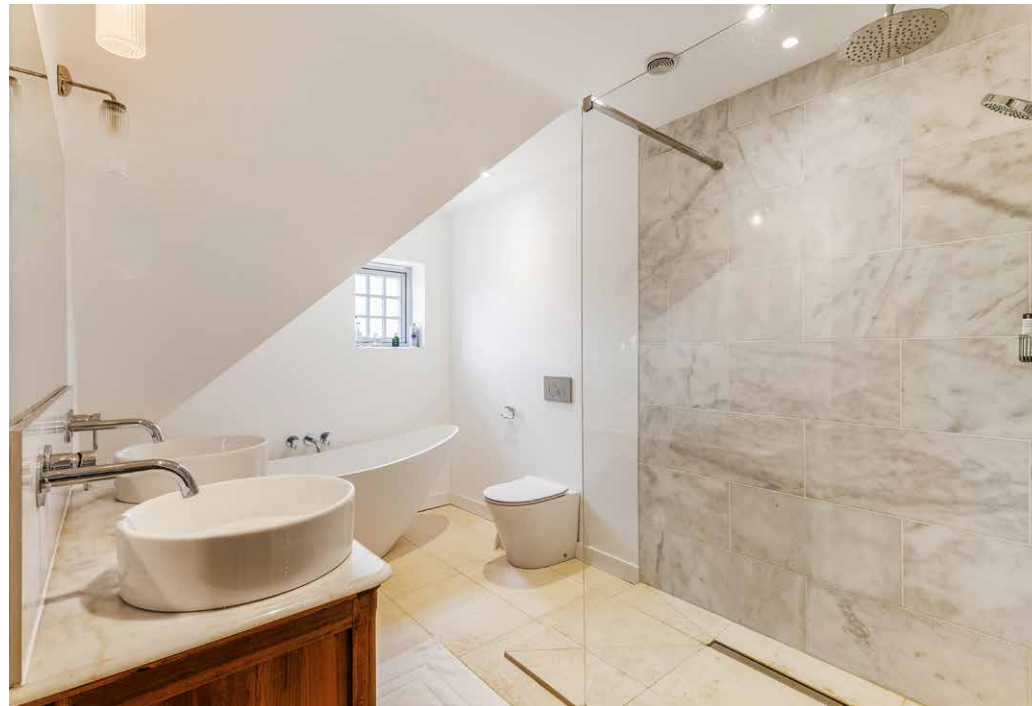
Key Locations

- Soho Farmhouse
- Daylesford
- Estelle Manor
- Diddly Squat Farm Shop
- Blenheim Palace

Nearby Schools

- Great Tew Primary
- Bloxham School
- St John's Priory
- Kitebrook
- The Dragon
- Summerfields
- St Edward's





Approximate Floor Area = 270.7 sq m / 2914 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97316

Floorplans

Main House internal area 2,914 sq ft (270.7 sq m)
For identification purposes only.

Directions

OX7 4AX

what3words: ///settled.consented.pirates

General

Local Authority: West Oxfordshire District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, drainage and water.
Oil-fired central heating.

Council Tax: Band E

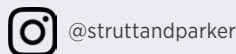
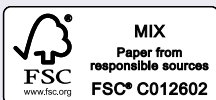
EPC Rating: D

Oxford

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