



HAYMAN-JOYCE

SPRING COTTAGE

BACK LANE
EPWELL
BANBURY
OXFORDSHIRE
OX15 6LF

CHARACTERFUL STONE COTTAGE
WITH FLEXIBLE ACCOMMODATION,
IN NEED OF SOME UPDATING.

SITUATION

Epwell is a pretty North Oxfordshire village lying approx. 6 miles to the west of Banbury, with a good village community. The Chandlers Arms Public House and Village Hall, A wider range of amenities can be found at nearby Tysoe (3 miles), the Sibfords (3) and Bloxham (7). Larger local centres include Shipston-on-Stour (7.5 miles), Banbury (7.5) and Leamington Spa (21). Junction 11 of the M40 motorway is at Banbury and Oxford Parkway Station (8 miles) with trains reaching London Marylebone in about 55 minutes. Schooling can be found in both Sibford (ages 3 to 18) and Bloxham (ages 11 to 18). The Members' Club, Soho Farmhouse, is about 11 miles away.

Guide Price £475,000
No Chain

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- Pretty Hornton stone-built three-bedroom semi-detached cottage with off-street parking, block-paved rear garden and a substantial wooden-built outbuilding
- The entrance hall leads through to the inner hall, with stairs rising to the first floor
- The sitting room is spacious in size with part-exposed stone walls, solid oak flooring, a corner cast-iron wood burner with tiled hearth and two window seats
- The kitchen offers a selection of wall and base units, laminated work surfaces, inset stainless-steel sink, space and plumbing for washing machine, cooker, fridge, and separate freezer, floor-mounted oil boiler and quarry tiled floor
- Off the kitchen is the dining room with ample space for a large dining table and chairs, quarry tiled floor and door to outside
- Connecting to the dining room, is an additional reception room, providing the ideal space for a snug or children's TV room, with solid oak floor, and an adjoining cloakroom with vintage-style wc and pedestal wash-hand basin
- On the first floor, the generous landing leads through to three generous-size bedrooms and a separate study, ideal for working from home
- The family bathroom comprises a corner bath with electric shower over, high-flush wc and pedestal wash-hand basin
- If this is a lettings investment, we would recommend a lettings guide price in the region of £1,500 pcm

OUTSIDE

- The block-paved/gravelled gardens afford a good degree of privacy, with a covered porchway and raised planting beds. There is an impressive timber clad garden room with light, power and heating/air conditioning
- A useful enclosed area houses the oil tank, bins and garden equipment, etc.
- To the side of the cottage is a gravelled driveway – Spring Cottage benefits from a right of way over this driveway providing access to the garden

OUTGOINGS

- Council tax – Band E; Tax payable for 2025/26 - £2,932.64

SERVICES

- Mains water, electricity and drainage are connected
- Oil fired central heating
- Average broadband speeds advertised within this postcode are up to 26.3 Mbps if provider is BT
- EPC Band E

TENURE & POSSESSION

- Freehold with vacant possession on completion

DIRECTIONS

- From Lower Brailles take the B4035 and after approx. 2.5 miles turn left and then take your next right signposted 'Epwell'
- On reaching the village turn left into Birds Lane then left signposted 'The Square'
- Go past the church into Back Lane where the property will be found after a short distance on the right
- what3words: ends.branch.cherubs

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

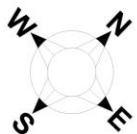


MIM250482 / 527040

IMPORTANT NOTICE

1. Although we have used our best endeavours to ensure that everything in these particulars is correct no description or information should be relied on as a statement or representation of fact. All measurements, areas or distances are given as a guide only and should not be relied on as fact.
2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





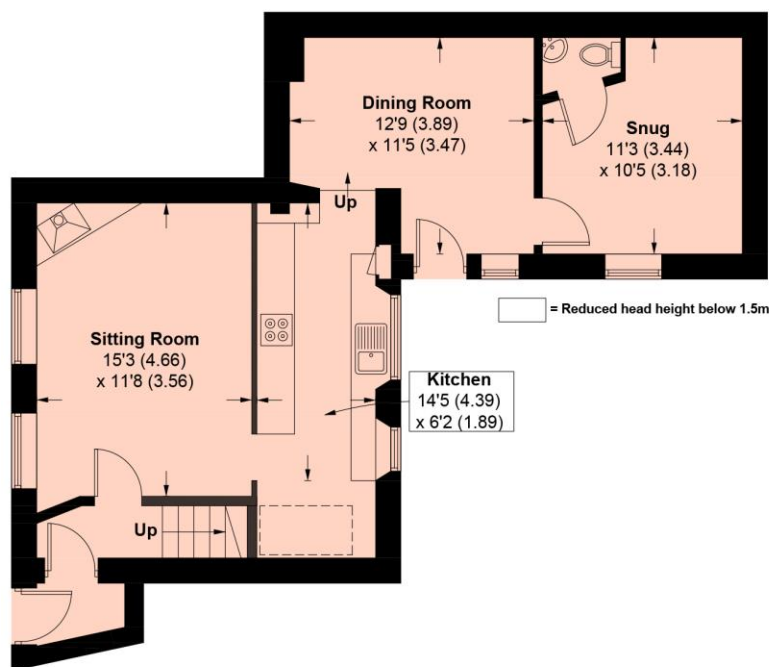
Spring Cottage, Back Lane, Epwell, Banbury, OX15 6LF

Approximate Area = 111.9 sq m / 1204 sq ft

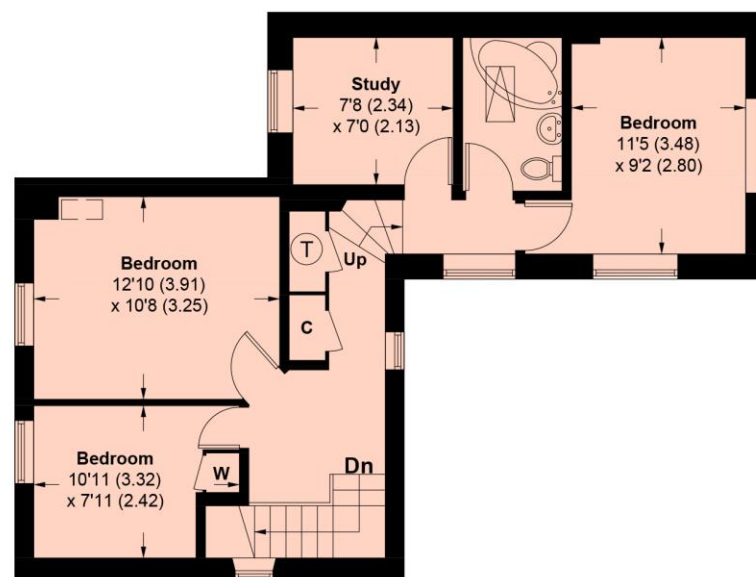
Outbuilding = 18.2 sq m / 196 sq ft

Total = 130.1 sq m / 1400 sq ft

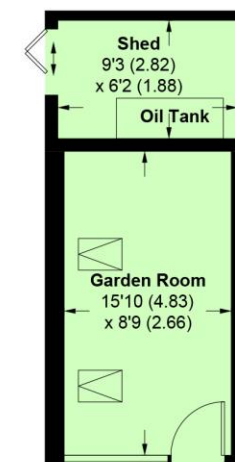
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

HAYMAN-JOYCE

M O R E T O N - I N - M A R S H • M A Y F A I R
h a y m a n j o y c e . c o . u k