



White House, Epwell, Oxfordshire



STRUTT & PARKER

White House

Epwell, Oxfordshire, OX15 6LW

A charming period house situated in a rural location with separate annexe and adjoining paddock with three stables. A further paddock with steel framed barn and separate open framed barn.

Banbury 9 miles, M40 (J11) 10 miles,
Banbury Station to London Marylebone in
under 1 hour, Shipston-on-Stour 8 miles,
Stratford-upon-Avon 16 miles,
Stow-on-the-Wold 18 miles

In all about 4.52 acres

Main House: Porch | Entrance hall | Kitchen/
breakfast room | Rear hall | Dining room | Sitting
room | Study | Boot room | Utility room | Two
cloakrooms | Cellar | Reception room/bedroom
5 | Master bedroom with en-suite | Three further
bedrooms | Family bathroom | EPC Rating F

Tea Room (Annexe): Two reception rooms
Utility room | Shower room | Bedroom

The property

White House is an attractive period property built of local stone and brick set in delightful gardens. Situated just outside the popular village of Epwell in a rural location, this wonderful home boasts period features throughout its extensive flexible accommodation including window seats and exposed beams. The house is thought to date back to the mid-17th century and has been both a coaching inn and tea room in it's past.

The ground floor comprises a large entrance hall with wooden flooring. A large spacious kitchen/breakfast room with a range of base and eye level units, granite work surfaces, central island, integrated dishwasher, natural stone flooring, Neff oven, induction hob and Rayburn.

French doors open to the patio. A further door opens to a small hall with access to the side of the property, cloakroom and a ground floor bedroom/extra reception room.

There is underfloor heating in the kitchen/breakfast room, rear hall and bedroom 5 via the Rayburn.

From the main entrance hall is a dining room and sitting room both with wood burning stoves. From the sitting a door leads to the front porch. The study is accessed from the sitting room.

A useful boot room with full length cupboards leads to the utility room with base level units, sink, space for appliances and back door.

A further cloakroom completes the downstairs accommodation.

Stairs rise from the rear hall to the first floor with master bedroom and en-suite shower room as well as three further bedrooms and a family bathroom.

Tea Room (Annexe)

White House benefits from having an annexe, built of local stone and brick. The (annexe) Tea Room provides excellent ancillary accommodation.

The front door of Tea Room opens in to a reception room with exposed beams, there is access to hot and cold water from this room.

A light and spacious second reception room with French doors to the patio and skylights.

A separate utility room and shower room with stone flooring completes the ground floor accommodation.

There is a large room on the first floor.



Outside

The gardens are a particular feature of the property and surround three sides of the main house. The garden is mainly laid to lawn with wonderful well stocked floral borders and a range of mature trees. A walled patio area with an attractive ornamental fish pond outside the house provides an excellent location for al-fresco dining. There is also a vegetable garden and greenhouse. The front of the house is clad with beautiful wisteria.

A gravel driveway provides ample off road parking for the property, stone steps lead down from the parking area to the house.

Paddocks

Adjoining the garden is a large paddock extending to approximately 1.31 acres. This is grassed and fenced with three timber clad stables. There is water and electricity fed to the paddock.

Opposite the main house is a further paddock with separate access from the road. There is a hardcore track leading down to the three open front barns and an enclosed steel framed barn. There is water and electricity fed to the paddock/barns. The paddock extends to approximately 2.794 acres and is laid to grass. There is the potential to create a ménage and further equine facilities in this paddock.



Location

White House is situated on the North Oxfordshire/South Warwickshire border and lies between the villages of Epwell, Brailes and Tysoe.

The closest village of Epwell is a delightful village situated in an area of outstanding natural beauty between Banbury and Shipston-on-Stour, surrounded by picturesque rolling countryside, not far from the Cotswolds. The village is predominantly ironstone built and is tucked away with a great community and family feel. There is a 17th century public house, The Chandlers Arms, which is very well regarded, a 13th century church and a private nursery school. Epwell also has a very well used village hall holding numerous activities. Annually there is a summer fete.

Local facilities can be found in the nearby Sibfords and Tysoe. Comprehensive leisure and shopping facilities in Banbury and Stratford-upon-Avon and further afield at the renowned Bicester Village.

Excellent communications via the M40 at junction 11 and 12 and Banbury station for London (to Marylebone non-stop in about 54 minutes) and Birmingham.

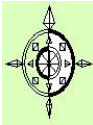
Sporting activities include golf at Tadmorton Heath, Rye Hill and Feldon Valley, horse racing at Cheltenham, Warwick and Stratford-upon-Avon, theatres at Stratford-upon-Avon and Chipping Norton and motor racing at Silverstone.

Excellent educational facilities at all levels including primaries at Sibford Gower and Shenington. Preparatory schools include The Cardus (Overthorpe) and The Croft (Stratford-upon-Avon). Secondary schools include the Stratford Grammar schools, The Warriner in Bloxham and private education available at Sibford School in Sibford Ferris, Tudor Hall and Bloxham School.



Tea Room









Directions

From Banbury, take the B4035 Shipston-on-Stour Road passing through Broughton, Tadmarton and Swalcliffe. After passing the signs to Sibford Ferris and Sibford Gower, continue up the hill and take the right turn signed to Epwell. Continue down this road past the right hand turning into the village until you reach a crossroads. At the crossroads turn left and White House will be found on your right hand side.

General

Local Authority: Cherwell District Council,
Tel: 01295 252 535
Services: Mains electricity and drainage. Oil fired central heating. Water via natural well fed supply with mains backup. Mains water to Tea Room.

Council Tax: Tax band G, £2,779.80 per annum

Banbury

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60 offices across England and Scotland, including Prime Central London

Floorplans

House internal area 2,510 sq ft (233 sq m)
Tea Room internal area 689 sq ft (64 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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