



**Main Street** | Sibford Ferris

Price £300,000

  
**DISTINCT**  
Property Consultants



Character filled, Grade II Listed, Two Bedroom, Ground Floor Apartment with Balcony and Access to Garden. Property boasts of character with its original features such as high ceilings and sash windows.

The Manor House is set in area of outstanding natural beauty on the edge of the Cotswolds.

EPC D

- 2 Large Double Bedrooms
- Dining Room
- Large Reception Room
- Kitchen
- Family Bathroom & Ensuite Bathroom
- High Ceilings
- Sash Windows
- Balcony Overlooking Gardens
- Communal Gardens
- Garage & Allocated Parking

#### **ENTRANCE:**

Hallway with doors leading to dining room, utility, master bedroom and second bedroom. Hallways cupboard and airing cupboard. The property needs some updating.

#### **DINING ROOM:**

Located to the back of the property, with door opening to the lounge and adjacent to the kitchen. Windows with wooden shutters.

#### **KITCHEN:**

Wooden wall and base units throughout with built in fridge/freezer, electric double oven and gas hob, dishwasher.

#### **LOUNGE:**

Window to the front aspect with wooden shutters, electric fireplace and wooden mantel piece, alcove bookcase and built in safe.

#### **MASTER BEDROOM:**





Large double bedroom, built in wardrobe, door to ensuite bathroom

### **BEDROOM 2:**

Large double bedroom, built in wardrobe, door to private balcony which is exclusive to the apartment

### **BATHROOM:**

Bath with shower, pedestal wash basin, low level W.C.

### **UTILITY:**

Located at the end of the hallway, this room provides space for a washing machine and dryer, with a sink over.

### **GARAGE:**

Single garage located to the rear of the property which offers good storage space and there is also an additional parking space.

### **Outside**

Balcony. There are two areas of communal gardens for the use of the residents. The first is a lawned garden with raised terrace set behind a high stoned wall and to the rear of the property is a terrace with water feature and benches.

### **Neighbourhood**

The Manor House dates back to the 18th century built from Hornton Stone and a Welsh slate tiled roof with sash windows. In 2003 it was refurbished and restored into 5 apartments. It is suited to those who want convenient lifestyle in countryside.

### **Location**

Sibford Ferris sits on the outskirts of the Cotswolds and offers views of the unspoilt countryside. The village is well served with amenities including a church, doctors surgery, post office/village shop, renowned school and pub.

### **Situation & Property Information**

No Chain





Leasehold  
Service Charges £2,933.34 per annum  
Lease Remaining: 977 years (as of 2025) – expires  
25.12.3001  
Council Tax Band E - Cherwell District Council - £2,804.17  
for tax year 2024/2025

### Viewings

Strictly by appointment only.

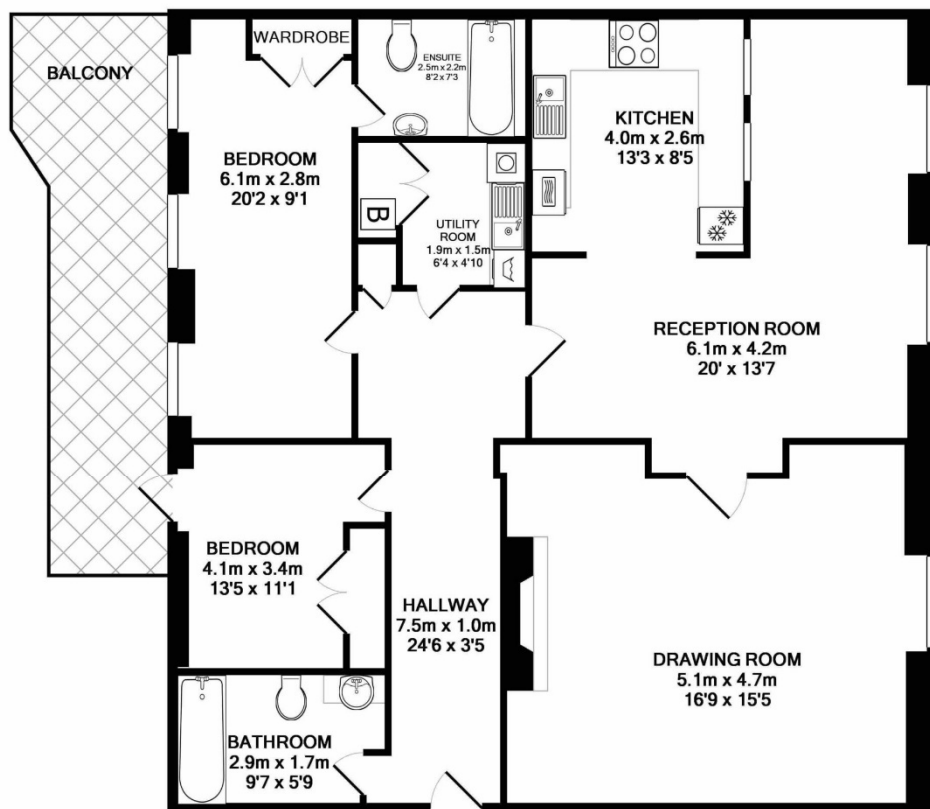
### Agents' Disclaimer

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds.

Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

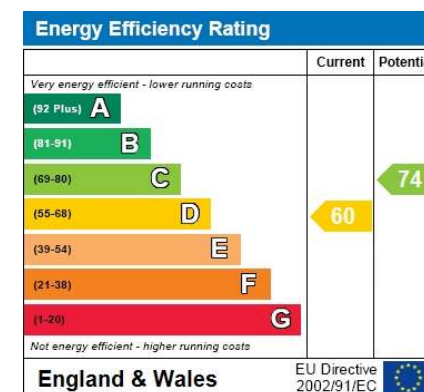




TOTAL APPROX. FLOOR AREA 120.7 SQ.M. (1299 SQ.FT.)

All measurements and representations of rooms, space, doors, windows, features, appliances and any other items are approximate and should be used by any prospective purchaser for illustrative purposes only. No responsibility is taken for any error, omission or misstatement and no guarantee as to the availability, operability or efficiency of illustrated appliances, services and furniture can be given. WWW.HOMEANDPROPERTYPHOTOGRAPHY.COM

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.



01608 695252

<https://www.distinctpropertyconsultants.co.uk>

Unit 1, London Road, Little Compton, Moreton  
In Marsh, Gloucestershire, GL56 0FR  
Email: [hello@distinctpropertyconsultants.co.uk](mailto:hello@distinctpropertyconsultants.co.uk)

