



# The Bell House

Swinbrook, Oxfordshire, OX18 4DY



## A mid-eighteenth century house situated in a quiet Cotswold village

Situated within an area of outstanding natural beauty and designated as a conservation area, the quintessential Cotswold village of Swinbrook lies on the River Windrush. With its highly-regarded Swan Inn pub and cricket club, the village is considered one of the most popular in the area.

One of the most prominent houses in Swinbrook, The Bell House, is set back from the village lane overlooking attractive countryside. The house was built circa

mid-eighteenth century with later additions to the rear gable. The bell sits symmetrically and prominently on the main façade above the front door. This door is rarely used as a more recent entrance door has been built to the side of the house flowing into the entrance hall and connecting to the newer part of the house to the rear.

At the front of the house is a light and modern kitchen and breakfast room which leads out onto the patio area and the garden, as well as a more formal dining



room and sitting room. Looking out onto the courtyard at the rear is a wonderful drawing room with focal open fire. Over the first and second floors are five bedrooms and three bathrooms, the principal bedroom with a separate dressing room and walk in wardrobe. The first floor also has a games room giving a space that could be used in a multitude of different ways.

A pantry and utility room are located in a separate Cotswold stone building next to the front door.

### Outside

The main outbuilding to the side of the house provides garaging, storage, a cellar and machinery store. There is potential to create ancillary accommodation in this building with a second floor – which has previously been granted.

The majority of the garden is to the rear and side of the house, with wonderful views looking out onto the village and beyond.

















## Transport

Transport links are excellent with the A40 providing fast access to Oxford, the M40 and the west to Cheltenham and the M5. Regular train services go from Charlbury Station (15 minute drive) to London Paddington (approximately 85 minutes) and Oxford Parkway to Marylebone (57 minutes).

## Eating out

**The Swan Inn:** Swinbrook, [theswanwinbrook.co.uk](http://theswanwinbrook.co.uk)

**The Maytime Inn:** Asthall, [themaytime.com](http://themaytime.com)

**The Swan:** Ascott under Wychwood, [lionhearth.co.uk/the-swan](http://lionhearth.co.uk/the-swan)

**The Chequers:** Churchill, [countrycreatures.com/the-chequers](http://countrycreatures.com/the-chequers)

**Soho Farmhouse:**  
[sohohouse.com/en-us/houses](http://sohohouse.com/en-us/houses)

## Shopping

Burford has many essential shops for the everyday including a butcher, pharmacy, a small supermarket as well as wonderful coffee shops, galleries and antique shops. Nearby is the Burford Garden Company, all under roof, that goes far beyond shopping for things for the garden.

## Schools

**St Hugh's Prep School:** A pre prep and prep school, day and boarding from 2-13 years

**Dragon School:** A pre prep and prep day and boarding school from 4-13 years

**Cheltenham College:** Day and Boarding school from 3-18 years

**Cheltenham Ladies College:** Day and Boarding from 11-18 years

**Radley College:** Full boarding boys school from 13-18 years.

**St Edward's, Oxford:** Day and Boarding from 13-18 years

**Tudor Hall:** Full boarding and day girls school from 11-18 years

## Nearby Attractions

**Soho Farmhouse:** A hotel and members club. [sohohouse.com/en-us/houses/soho-farmhouse](http://sohohouse.com/en-us/houses/soho-farmhouse)

**Daylesford:** An organic farm with an award winning farm shop, restaurant and café, spa and cookery school. [daylesford.com](http://daylesford.com)

**Thyme:** A luxury hotel with several restaurants and spa. [thyme.co.uk](http://thyme.co.uk)

**Burford Garden Co.:** A garden and interiors store with café. [burford.co.uk](http://burford.co.uk)

**Blenheim Palace:** A wonderful stately home and gardens. [blenheimpalace.com](http://blenheimpalace.com)

## Golf courses

Burford, Chipping Norton and Wychwood are within easy reach. Arguably one of the best in Oxfordshire and Gloucestershire is Frilford Heath, roughly a 30-minute drive away.

## Walks

There are charming walks leading straight out of the village and a wealth of surrounding countryside to enjoy, either through the various valleys, the village or along the river to Asthall or indeed Burford.

## Technical Data

**Broadband:** BT (Gigaclear available in the village)

## Viewings

Viewings must be made strictly by prior appointment through the vendor's agent.

## Terms

**Tenure:** Freehold

**Services:** Mains electricity and water  
Private drainage,

**Central heating:** Oil

**Local authority:** West Oxfordshire District Council. [westoxon.gov.uk](http://westoxon.gov.uk)

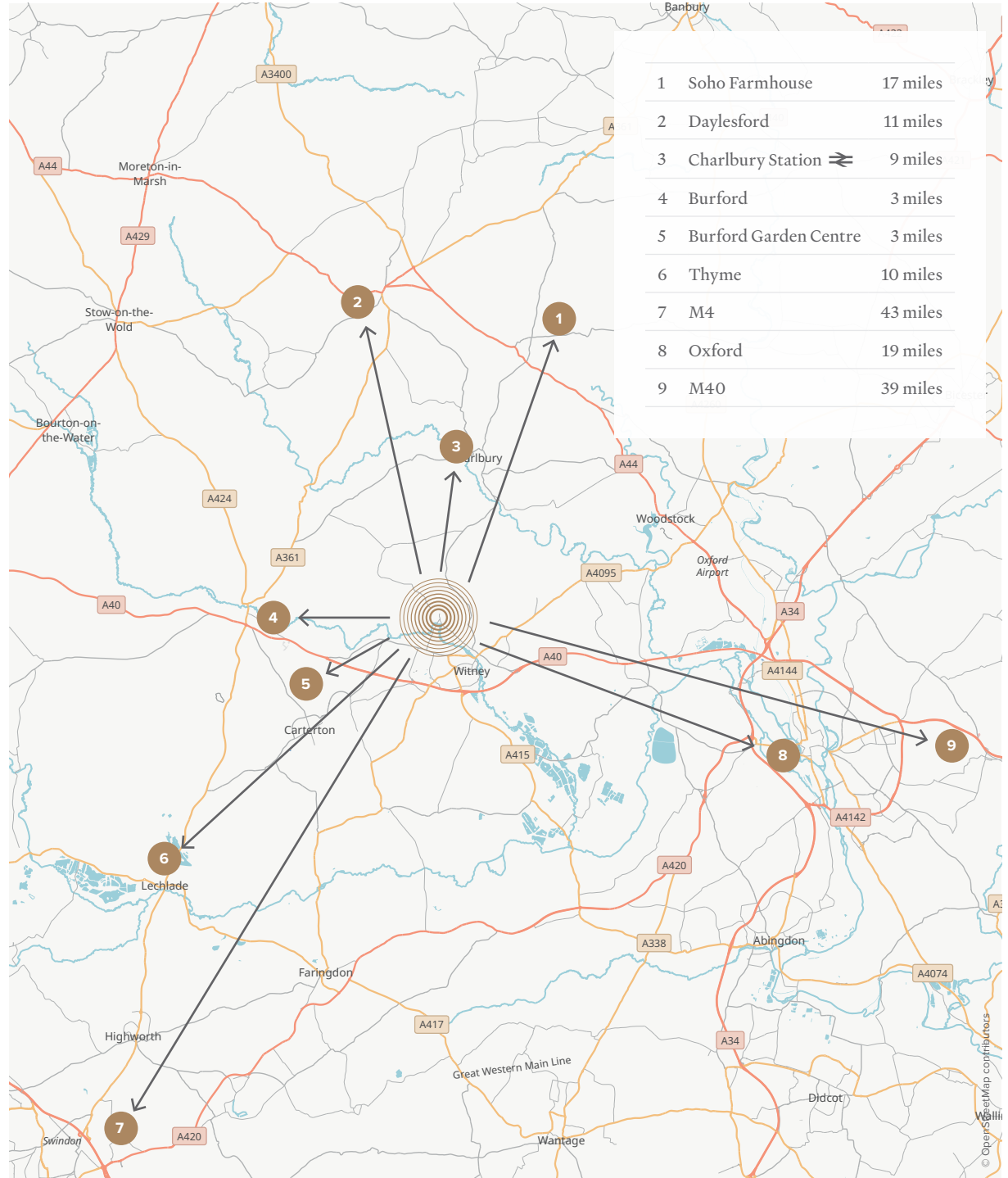
**Listing:** Grade II

**Council tax:** Band G

**Postcode:** OX18 4DY

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale whether mentioned in these particulars or not. Certain items may be available by separate negotiation



## Directions

From Oxford take the A40 towards Burford. At the end of the dual carriageway, after Witney, go straight over the roundabout and after about half a mile turn right following signs to Swinbrook village. Go past the Swan pub and keep left before forking right before the church. Following the road, The Bell House is on the right.

## what3words

RUNS SEAGULLS GRAZES

# Approximate IPMS2 Floor Area

Main House 3,208 sq ft / 298 sq m  
 Garage 280 sq ft / 26 sq m  
 Stores 312 sq ft / 29 sq m  
 Utility Room / Attic Space 172 sq ft / 16 sq m  
 Boiler Room 32 sq ft / 3 sq m

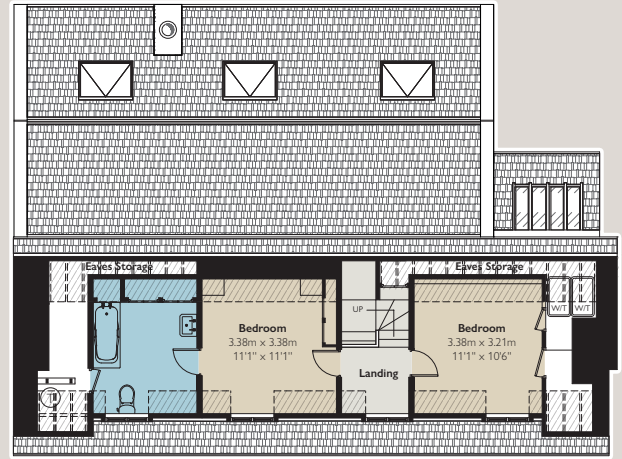
**Total**  
 4,004 sq ft / 372 sq m

includes house limited use area 323 sq ft / 30 sq m  
 includes attic space limited use area 75 sq ft / 7 sq m  
 Outbuildings not shown in actual location or orientation

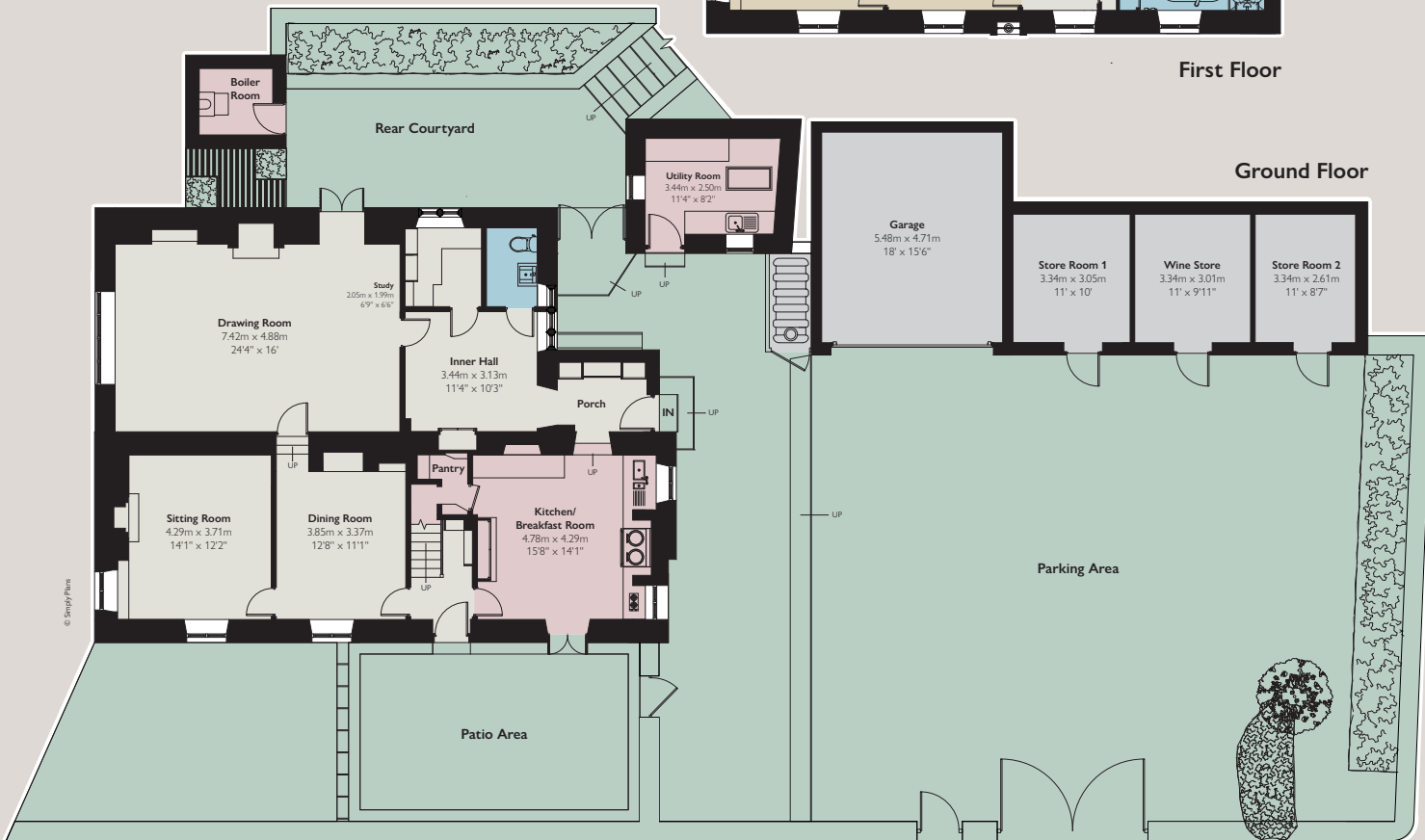
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 Drawn in accordance with RICS guidelines.  
 Not to scale unless specified.  
 PMS = International Property Measurement Standard



First Floor



Second Floor



Ground Floor



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