

# Swerbrook

SWERFORD | OX7 4AY



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Swerbroom is a peaceful,  
Grade II listed country house  
with a delightful detached  
guest cottage, garage and the  
River Swere in its grounds.



The picturesque, Hornton, honey-coloured stone house immediately exudes warmth with its fragrant climbing wisteria in early summer, delicate spray roses through July, and scarlet Boston ivy in autumn. Its owners have thoughtfully modernised each of the buildings for 21st-century comforts and remote-work living, while respecting the relationship between home and garden, interior and exterior.

Spread across 4 floors, Swerbroom boasts 4 bedrooms, 2.5 bathrooms, a kitchen-dining room with electric Aga and farmhouse sink, living room, boot room, utility room, and home office/garden room. The idyllic, wraparound country garden can be viewed from within each room; a unique frame of green and sky, offering pure and total escape from city living.

Near to the house is Moore Cottage, the quintessential Cotswolds' cottage. Ideal for weekend guests and holiday short lets, it is one of the last remaining thatched properties in the village. This newly renovated cottage offers two bedrooms, a shower room, bath 'spa' room, boot room, snug and double-height kitchen, with elegant modern fixtures including lighting by Flos, Charlotte Perriand and Akari.











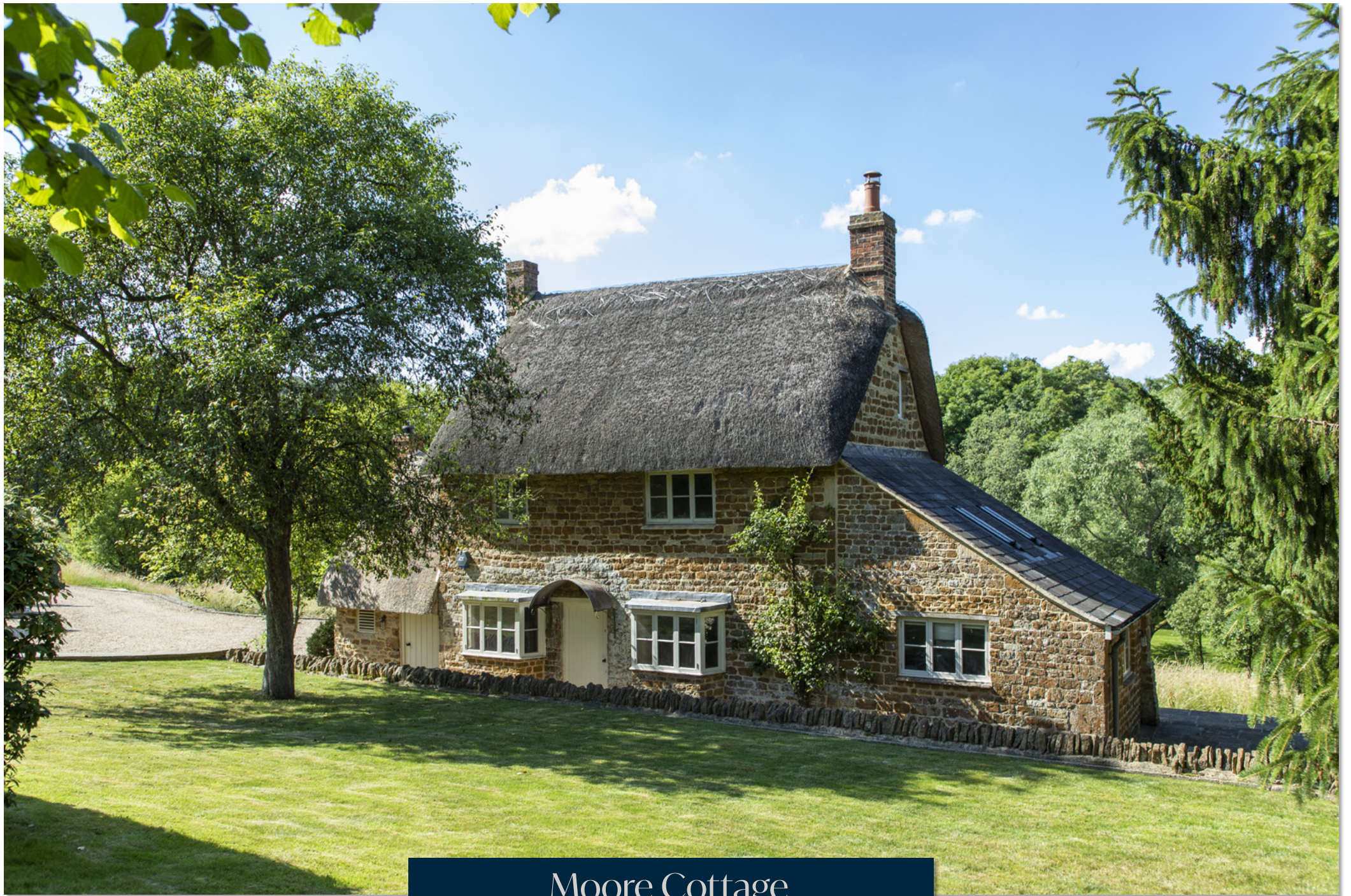












Moore Cottage





## PLANNING PERMISSION

Planning permission was granted by West Oxfordshire District Council in April 2019 (19/00824/LBC) for a new extension.

The approved extension plans, designed by a sensitive team of architects and landscape designers, offer an elegant double-height space for entertaining, complete with mezzanine, double-sided fireplace, open-plan living and kitchen, and full-height glass doors leading directly out to the garden giving uninterrupted views of the meadow and river below. Planning also allows for a new parking scheme to produce a green, courtyard feel in front of the cottage.



Computer generated image of proposed extension

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## THE GARDENS AND GROUNDS

This beautiful family home is situated on the edge of a tranquil village in Oxfordshire, surrounded by 2.5 acres of its own wildflower meadow, orchard, herb garden, meandering river and ancient mill race. Its hilltop location benefits from an impressive private drive, overlooking the gardens and river below, with sweeping views across the Swere valley. The property is accessed via a discreet, tree-lined lane and electric gates.

Endless footpaths begin right from the front gate, so neighbouring countryside, villages and renowned country pubs can be easily explored by foot and bicycle. Summer and autumn days spent within the garden are rewarded by abundant fruit, vegetables and herbs: apples, pears, plums, elderflower, quince, wild garlic, chives, parsley, marjoram, rosemary and more. Plenty of picnic spots are dotted throughout, whether under the dappled shade of orchard trees or within the willow boughs by the river, where friends and family can try their hand at catching trout and crayfish.

The garage next to the main house provides space for garden machinery and storage on one side, whilst the other is home to a fully kitted out gym, which could also be used as a home office, complete with contemporary lighting, air conditioning, wifi, and TV connection.





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## EATING OUT

**Sweford:** The Boxing Hare [www.theboxinghare.co.uk](http://www.theboxinghare.co.uk)

**Soho Farmhouse:**  
[www.sohohouse.com/houses/soho-farmhouse/food-and-drink](http://www.sohohouse.com/houses/soho-farmhouse/food-and-drink)

**Great Tew:** Falkland Arms [www.falklandarms.co.uk](http://www.falklandarms.co.uk)

**Great Tew:** Quince and Clover  
[www.quinceandcloveratgreattew.co.uk](http://www.quinceandcloveratgreattew.co.uk)

**Churchill:** The Chequers [www.countrycreatures.com](http://www.countrycreatures.com)

## SHOPPING

**Bicester Village:**  
[www.tbvsc.com/bicester-village/en](http://www.tbvsc.com/bicester-village/en)

## NEARBY ATTRACTIONS

**The Great Tew Estate:** Great Tew is often described as one of the prettiest villages in England. The Estate has a number of walks and activities to explore, [www.greattewestate.com](http://www.greattewestate.com)

**Soho Farmhouse:**  
[www.sohohouse.com/houses/soho-farmhouse](http://www.sohohouse.com/houses/soho-farmhouse)

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

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

**The Big Festival:** [www.thebigfestival.com](http://www.thebigfestival.com)

**Wilderness Festival:** [www.wildernessfestival.com](http://www.wildernessfestival.com)

**Cornbury Music Festival:** [www.cornburyfestival.com](http://www.cornburyfestival.com)

**Salon Privé:** [www.salonpriveconcours.com](http://www.salonpriveconcours.com)

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## TECHNICAL DATA

- Gigaclear (300Mbps download)
- Underfloor heating
- Cat6 ethernet cabling

## SECURITY

- CCTV
- Alarm system
- Electric gates

## GENERAL REMARKS & STIPULATIONS

**Tenure:** Freehold.

**Services:** Mains electricity, mains water and mains drainage. Oil fired central heating system.

**Listing:** Grade II.

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

**Council Tax:** Swerbrook - Band F, Moore Cottage - Band D

**Fixtures and 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.

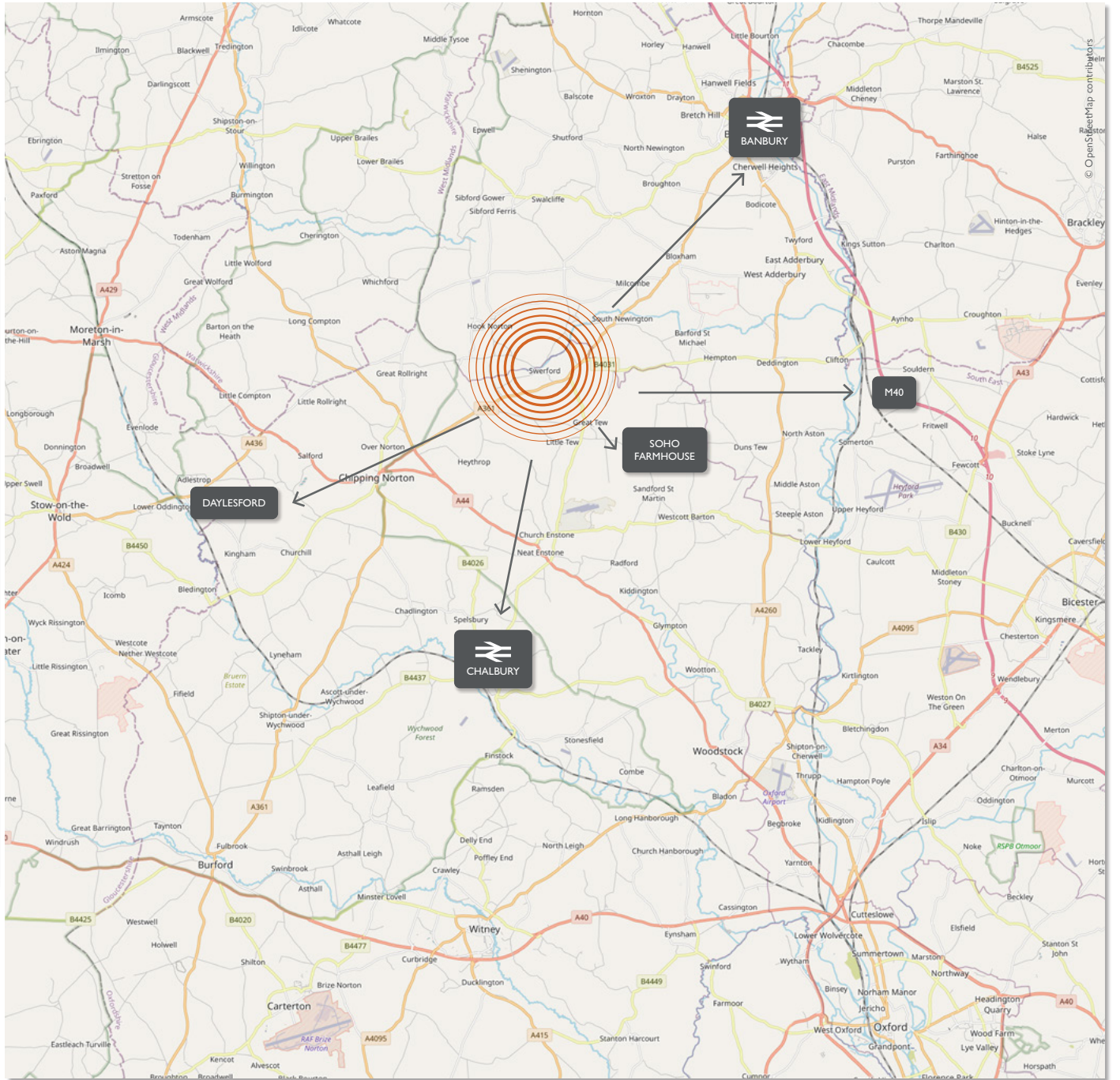
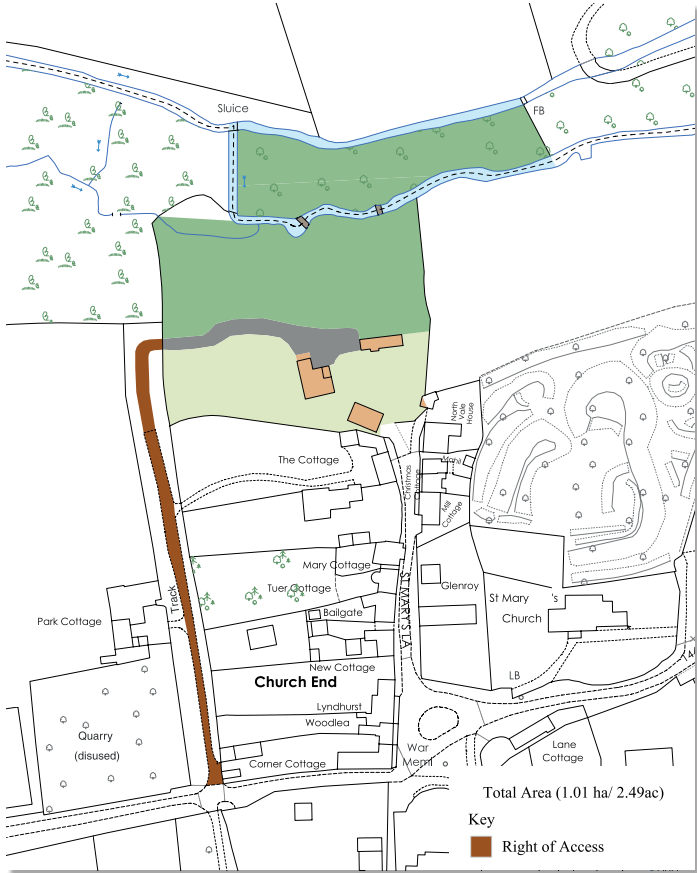
**Postcode:** OX7 4AY.

## DIRECTIONS

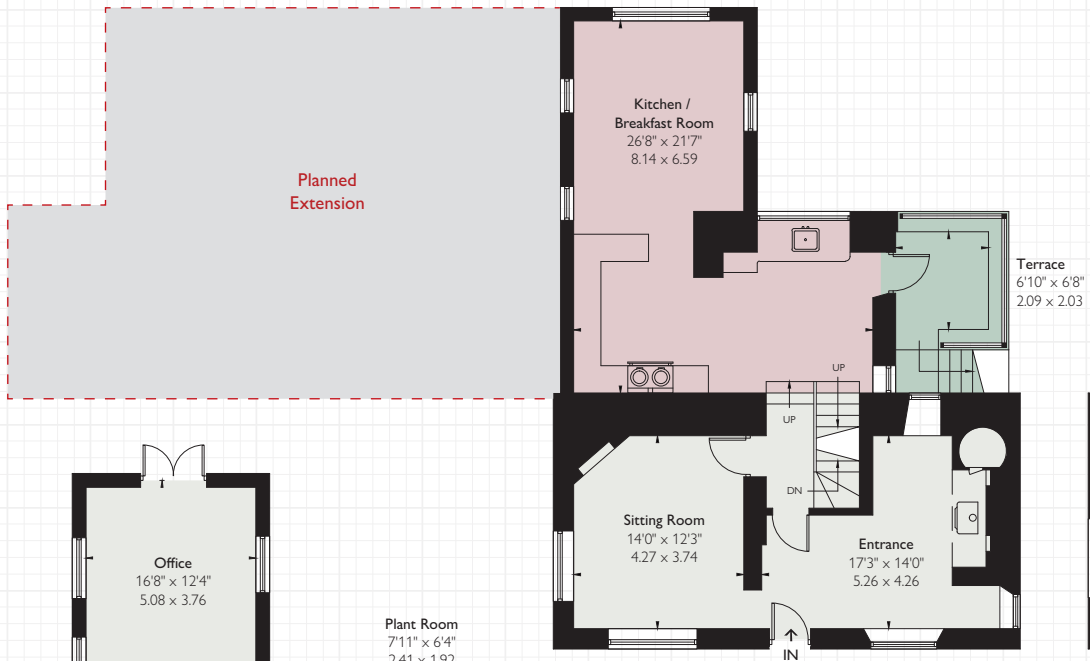
From Chipping Norton take the first sign on your left towards Swerford. Pass the entrance to Swerford Park on your left. On entering the village take the first left hand track. Follow this track to the end (100 yds) and the entrance to Swerbrook can be found through a set of wooden electric gates.

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 10/09/21 DSC-210825-04GG

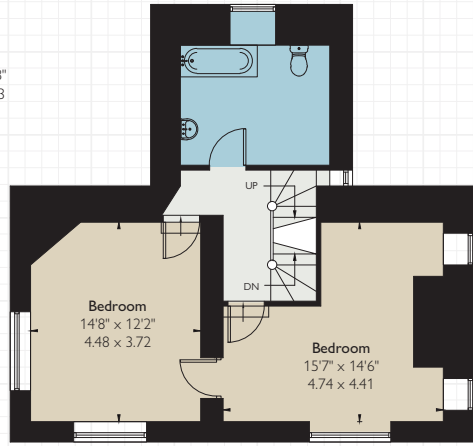




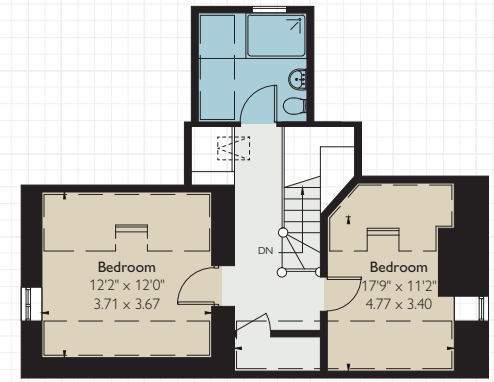
Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



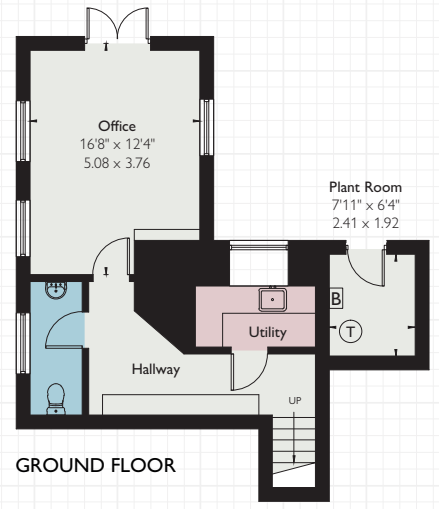
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



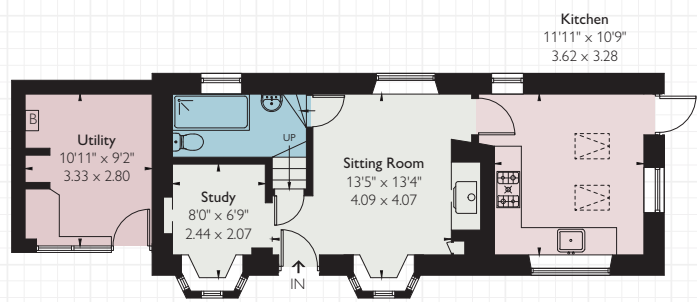
GROUND FLOOR



**APPROXIMATE GROSS INTERNAL FLOOR AREA**

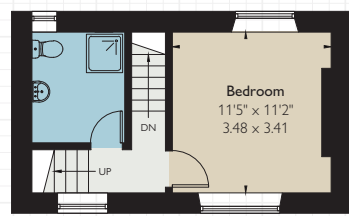
Main House 2,437 sq ft / 226.4 sq m excluding void  
Cottage 1,005 sq ft / 93.4 sq m  
Garage 410 sq ft / 38.1 sq m

**TOTAL**  
3,852 sq ft / 357.9 sq m

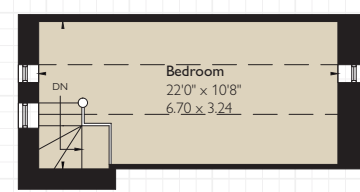


COTTAGE GROUND FLOOR

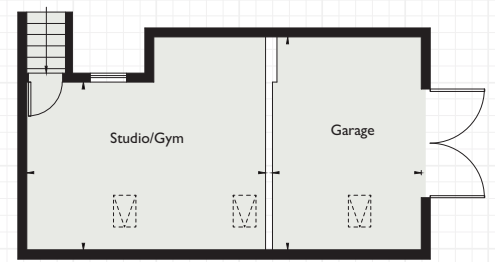
Not shown in actual location or orientation



COTTAGE FIRST FLOOR



COTTAGE SECOND FLOOR



GARAGE RAISED GROUND FLOOR

Not shown in actual location or orientation



**D S CHURCHILL**  
PROPERTY CONSULTANTS

29 Farm Street London W1J 5RL

+44 (0)20 7629 7563

[dschurchill.com](http://dschurchill.com)

[luke@dschurchill.com](mailto:luke@dschurchill.com)

+44 (0)7917 267320