



Church Lane, Barford St. John
Oxfordshire, OX15



Beyond your expectations

Grade II Listed barn conversion in a delightful rural location

Sitting Room With Log Burning Stove | Excellent Kitchen/Dining Room | Inner Lobby | Ground Floor Master Bedroom With Ensuite Shower Room | Bathroom | First Floor Guest Double Bedroom | Parking | Garage | Car Port | Delightful Views

Guide Price £499,000 Freehold

Description

A stunning, beautifully presented Hornton stone Grade II Listed barn conversion in a rural location, with views over surrounding countryside. The accommodation comprises an impressive sitting room with high ceiling, Bath stone fireplace with log burning stove, French windows to the garden, window seat and oak flooring. The kitchen/dining room has been refurbished with an excellent range of work surfaces, wooden drawers and cupboards beneath, built-in dishwasher, Rangemaster double Belfast sink, electric Everhot range style cooker with three ovens, induction hob, hot plate and extractor above, wall cabinet, window seat, high ceiling and oak flooring. Inner lobby with storage cupboard with plumbing for washing machine, oil fired boiler & airing cupboard. Master bedroom with fitted wardrobe cupboard, and Ensuite shower room with Imperial white suite, wc and wash basin. Family bathroom with Imperial white suite, and freestanding 'ball & clawfoot' bath. On the first floor there is a Guest double bedroom with built-in wardrobe and beamed ceiling.

Outside

Gravelled parking area for two vehicles, timber garage with power connected and additional carport. A pathway leads to the gardens, mainly laid to lawn with seating areas, specimen trees, herbaceous border and ha-ha. Stunning views across open farmland and the Swere Valley.

Location

The twin villages of Barford St John and Barford St Michael are opposite one another across the shallow valley of the River Swere with Barford St John being the smaller of the two. The nearby villages of Deddington and Bloxham offer a good range of facilities whilst further comprehensive amenities can be found in both Oxford and Banbury. Access to the M40 Motorway can be gained at either Junction 10 or 11. There are excellent rail links to London Marylebone from both Banbury or Bicester North stations.

Additional Information

Council Tax Band E. Oil fired heating. (Underfloor heating in sitting room and kitchen/dining room). Braced and latched doors. Wooden double glazed windows. Easy reach of the new Soho Farmhouse.

Hamptons International

The Old Bakery, Market Place, Deddington, Oxfordsh

Sales. 01869 337001

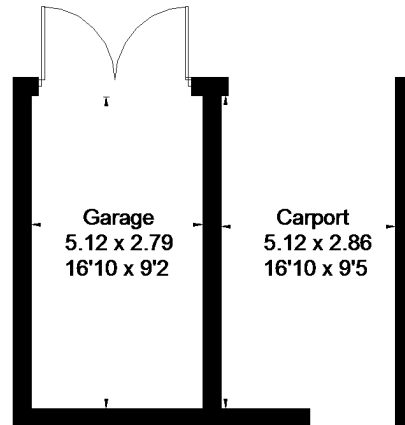
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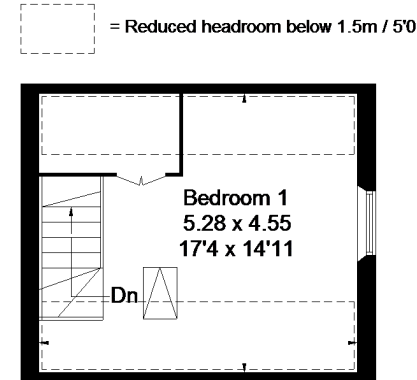
Barford St. John, Banbury

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft (Excluding Carport)
 Outbuilding = 14.6 sq m / 157 sq ft
 Total = 121.5 sq m / 1308 sq ft

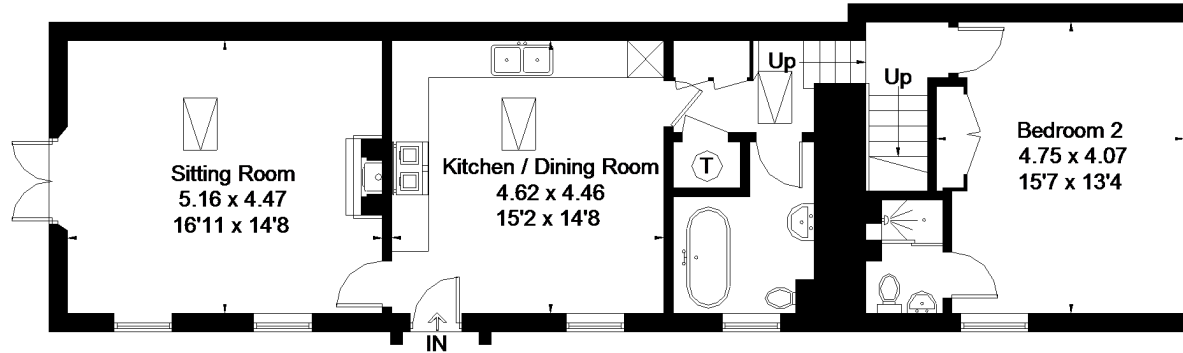


Outbuilding

(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 156477

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

