



A substantial stone built barn conversion with in excess of 3,300 square foot of accommodation, arranged over three floors, tucked away in a private close in the desirable Oxfordshire village of Wendlebury.

Upon entering the property, you're welcomed into a large hallway, creating a wonderful feeling of space which leads into the garden. The two-story entrance hall provides access to the sitting room, dining room, cloakroom and kitchen/breakfast room. The large driveway has ample parking for multiple cars, with the added benefit of an oversized single garage.

The kitchen/breakfast room benefits from views to the front and rear. There are plenty of floor and base units, an integrated fridge/freezer and dishwasher, with room to fit a breakfast table and chairs. Beyond the kitchen you will find a further cloakroom, utility room and large study, with the potential of a self-contained integral annex with its own separate access.

The spacious sitting room has an inglenook fireplace, with a wood burning stove, which helps create the perfect atmosphere for entertaining family and friends. Patio doors lead into the conservatory, which benefits from two double French doors, giving access to the garden and patio area.

The dining room boasts solid wood floors, exposed stonework and French patio doors which lead into the leafy rear garden, filling the room with natural light, extending the formal entertainment space outside, to the spacious patio and sun terrace.

On to the first floor is the dual aspect master bedroom with en suite bathroom and built-in wardrobes, enjoying views over the front and rear gardens. There are four further bedrooms and a family bathroom, which completes the first floor accommodation.

To the second floor there are three further rooms,, one being a large double bedroom, which benefits from built-in wardrobes and an en-suite shower room. Two further rooms which could be used as a dressing room and study.

Outside, the rear gardens are mainly laid to lawn and have been carefully maintained. A patio area and sun terrace are the perfect spots to watch the sun go down or the children playing. A wooden bridge leads over a natural stream to a secluded lawn. The garden also provides access into the garage from the rear.

The popular village of Wendlebury is approximately two miles from Bicester, just a few minutes drive away. There is a village hall, where there are regular events for people of all ages and a children's playground. The village also boasts a newly refurbished pub "The Lion at Wendlebury" and a 13th century church. For those that enjoy walking there are various footpaths, where you can explore the surrounding countryside. For commuters,

Bicester North and Bicester Village train stations, are just a short drive and provide access to London Marylebone in around 45 minutes. There is also a mainline bus service which connects the village with both Bicester and Oxford. Junction 9 of the M40 is easily accessible and gives access to London, the M25 and Birmingham. The A34 and A41 are both within easy reach.





The accommodation comprises:

Ground Floor - Entrance Hall, Cloakroom, Two WCs, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, Conservatory

First Floor - Master Bedroom with En-Suite Bathroom, Four Further Bedrooms, Family Bathroom

Second Floor - Guest Bedroom with En-suite Shower Room, Two Further Bedrooms with Bathroom

Outside - Oversized Single Garage and Driveway

Council Tax band - G

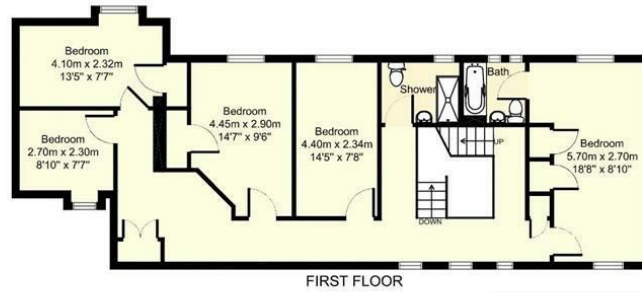
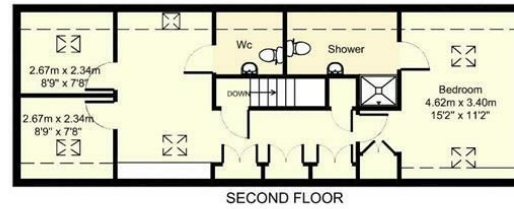
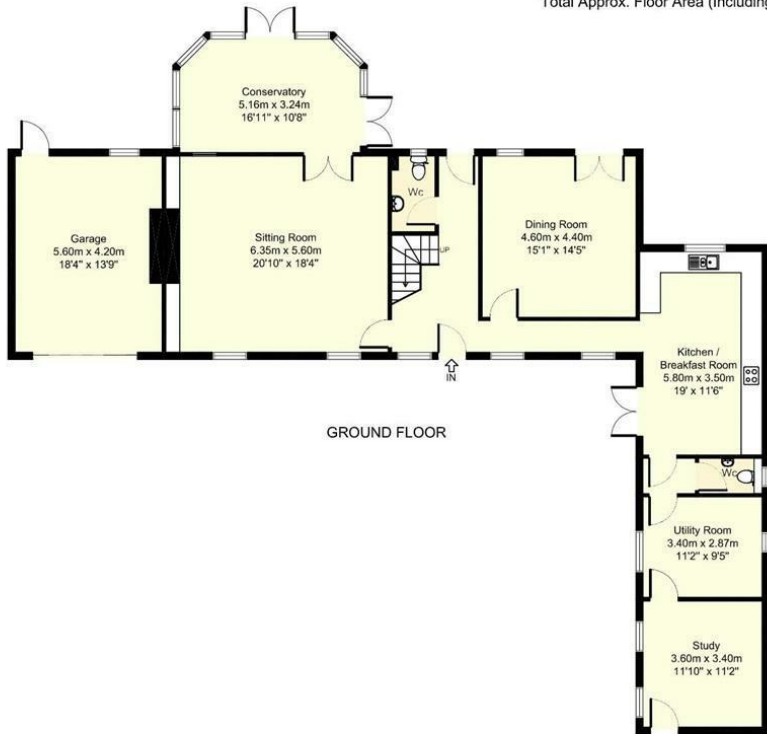




The Old Barn, Wendlebury

Ground Floor Area 1475 Sq.ft / 137 sq.m
 First Floor Area 1087 Sq.ft / 101 sq.m
 Second Floor Area 732 Sq.ft / 68 sq.m
 Garage Area 237 Sq.ft / 22 sq.m

Total Approx. Floor Area (Excluding Garage) 3305 Sq.ft / 307 sq.m
 Total Approx. Floor Area (Including Garage) 3552 Sq.ft / 330 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

