

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**Haycart Barn, Blackthorn Road, Marsh Field Farm,  
Marsh Gibbon, Buckinghamshire. OX27 0AG**

**Thought to be a conversion of a former Threshing Barn  
With approximately 2000 Sq Ft of accommodation  
Over two floors plus a Double Garage and Parking**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**Haycart Barn, Blackthorn Road, Marsh Gibbon,  
Buckinghamshire. OX27 0AG**



**Approximately 2000 Sq Ft Barn Conversion  
with Double Garage And Parking to the Front & Rear**

**FREEHOLD**

**£ 650,000**

- ❖ Entrance Hall with Cloakroom
- ❖ Sitting Room
- ❖ Dining Room
- ❖ Study
- ❖ Kitchen Breakfast Room
- ❖ Utility Room
- ❖ Five Bedrooms
- ❖ Main Bathroom & En-suite Shower Room
- ❖ Front & Rear Gardens
- ❖ Double Garage & Parking to front & rear
- ❖ Outlook over paddocks

VIEWING  
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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### Ground Floor:

#### **ENTRANCE HALL:**

With under-stairs storage cupboard.

#### **Cloakroom:**

#### **SITTING ROOM: 20'6 x 18'0.**

With floor to ceiling 12Ft windows to either side, inglenook fireplace and multi fuel stove, exposed beam and stonework.

#### **DINING ROOM: 15'3 x 10'7.**

With exposed beam, stonework and an arrow slit window.

#### **STUDY: 15'4 x 9'9.**

With exposed stonework and beams.

#### **KITCHEN BREAKFAST ROOM: 14'1 x 10'2.**

With kitchen units re-fitted about 2012 with granite worktops and leaving space for a full size dining table.

#### **UTILITY ROOM: 6'11 x 5'7.**

Housing the boiler etc.

### First Floor:

#### **LANDING:**

With floor to ceiling 12Ft long windows, airing cupboard and exposed timbers.

#### **BEDROOM ONE: 16'9 x 14'7.**

With floor to ceiling 12Ft long windows, solid wooden flooring, exposed stonework and beams.

#### **En-Suite Shower Room.**

#### **BEDROOM TWO: 15'6 x 9'9.**

With exposed beams.

#### **BEDROOM THREE: 11'8 x 9'9**

With exposed beams.

#### **BEDROOM FOUR: 10'2 x 9'10.**

With exposed beams.

#### **BEDROOM FIVE: 9'9 x 8'9.**

With exposed beams.

### Outside:

#### **DOUBLE GARAGE:**

With driveway parking behind a five bar gate for 2-4 cars depending on size and access needs.

#### **FRONT GARDEN:**

Refer to Front Elevation picture, Land Registry Plan and having an additional parking space.

#### **REAR GARDEN:**

Refer to Aerial Photograph.

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Front Elevation



Sitting Room



Sitting Room



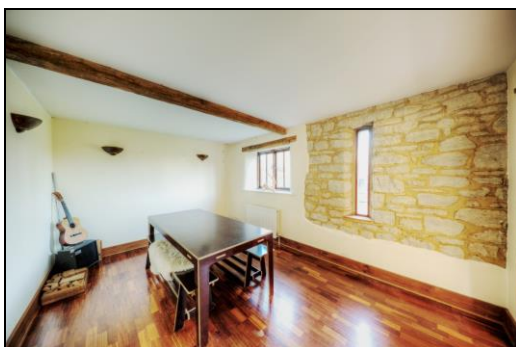
Sitting Room



Study



Sitting Room



Dining Room



Kitchen Breakfast Room

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Landing



Bedroom One



Bedroom One



Bedroom Four



Bedroom Four



Bedroom Two



Bedroom Five

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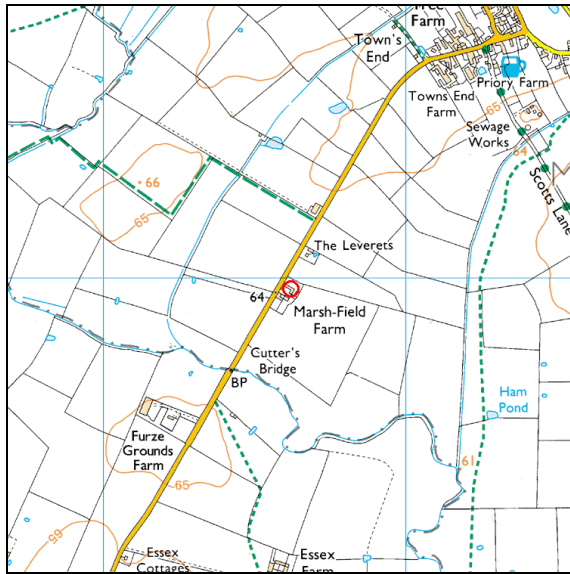
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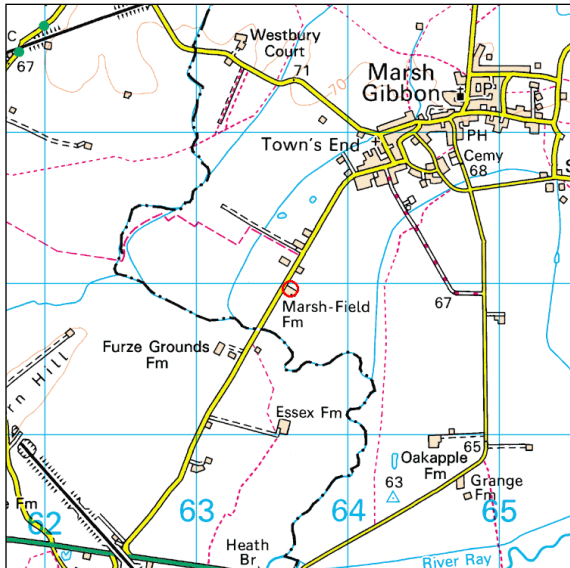


### Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



### Space for Notes:



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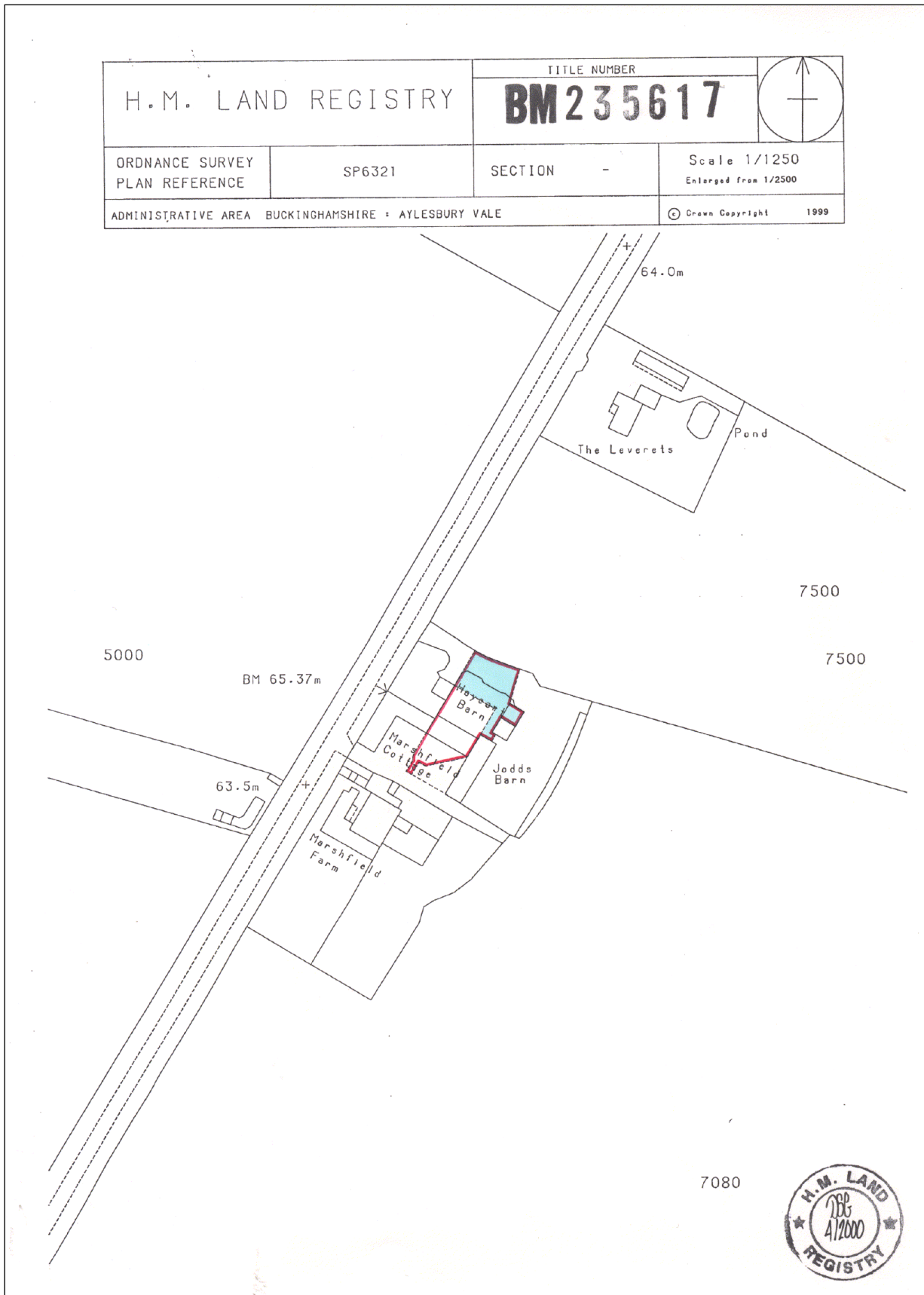
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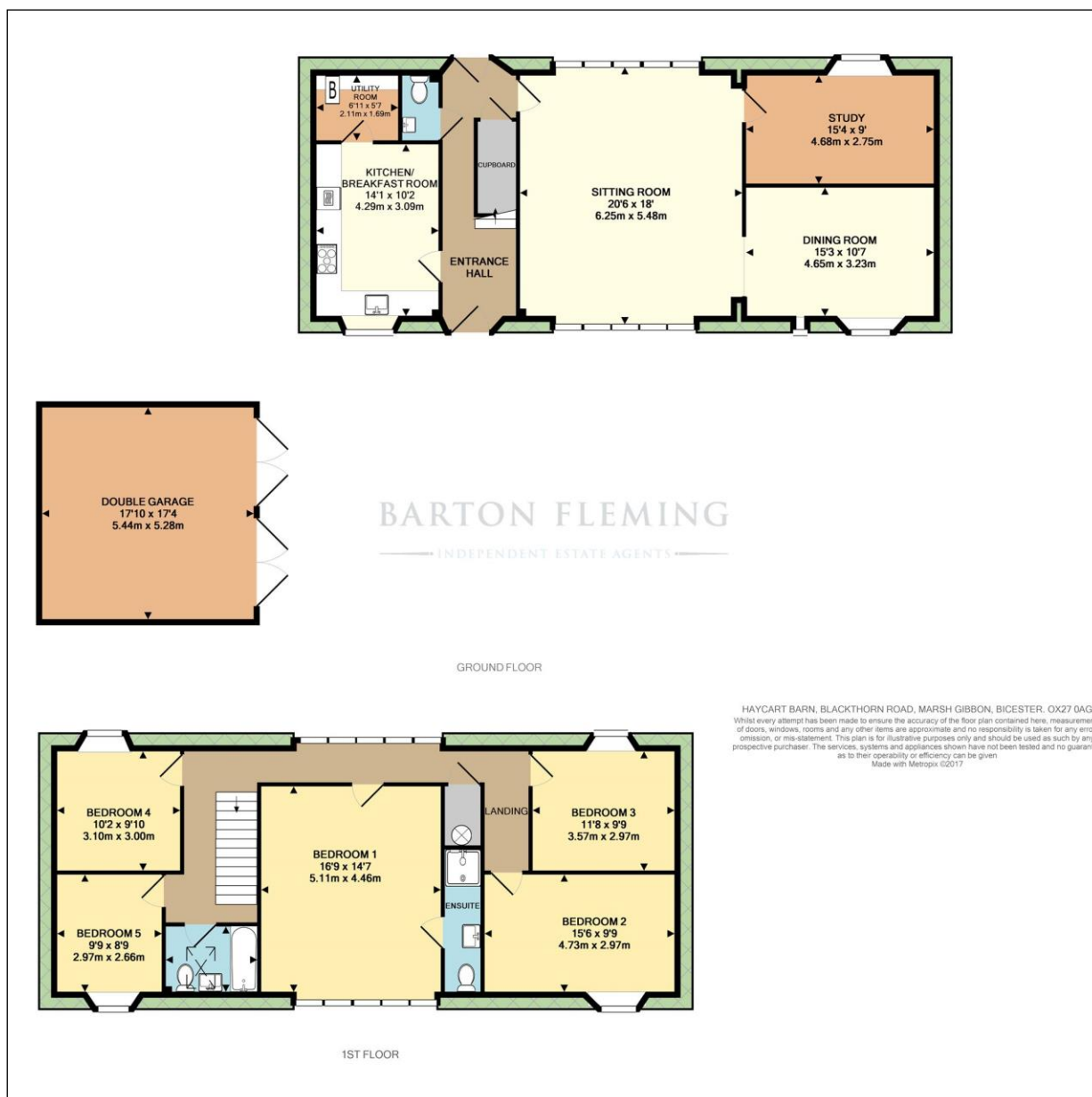
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