



MANOR FARM BARN

ODDINGTON, KIDLINGTON, OX5 2RA

**PENNY &
SINCLAIR**

MANOR FARM BARNES

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Stunning barn conversion with heated pool in rural location yet within 6 miles of Oxford and 2 miles of Islip rail station with links in to London Marylebone

Barn conversion • Five bedrooms • Three bathrooms • Sitting room • Dining room • Farmhouse kitchen • Garden room/gym • Wet room • Heated pool

DESCRIPTION

Located to the North of Oxford is this stunning Grade II listed barn conversion occupying a 0.6 acre plot. The property is approximately 5000 sq ft and offers tremendous accommodation throughout. Upon entering the impressive hall with flagstone floors and galleried landing, you are instantly aware of the sheer size and character of this home. From the hallway there is an impressive dining hall which in turn flows in to a fantastic farmhouse kitchen and utility room. In addition to this, there is a wonderful sitting room with inner hall leading off to a fabulous master bedroom suite, two further bedrooms and 'Jack and Jill' bathroom. The stairs leading from the main hall lead to an impressive family bathroom with exposed timbers and beams on the half landing, and two lovely double bedrooms with sunken dressing areas.

Outside there is a gravelled driveway leading to the property with ample parking and a double garage and large lawned area. To the rear there is a garden room/gym with wet room as well a heated outdoor pool and several patio areas making it ideal for al-fresco dining as well as a lawn area.

SITUATION

Oddington is one of the 'seven towns of Otmoor' located to the North of Oxford. Oddington is approximately 6 miles from Oxford, and 2 miles from Islip rail station with services to London Marylebone, Oxford and Bicester. The village is surrounded by open countryside making it ideal for walkers and ramblers, and has a late 13th century church. The Michelin starred 'nut tree' restaurant/ public house is located in the nearby village of Murcott, whilst the neighbouring village of Islip has a community run shop, primary school,





two public houses and doctors surgery.

The property is ideally placed for access in to central Oxford with the world renowned University and the numerous schools including the Dragon, Oxford High, Magdalen Collage School, summerfields and St Edwards etc.

DIRECTIONS

From St Clements head towards Headington. At the traffic lights turn left on to the Marston Road. Proceed along this road to the roundabout and take the first exit. At the next roundabout take the second exit towards the rind road. Follow this road over the bypass and take the next right and turn immediately left towards Woodeaton. Pass through Woodeaton and at the junction turn left to Islip. Upon entering Islip, go over the bridge and turn right in to Lower Street and follow to the end. At the junction turn right and follow this road for 1.5 miles (ignore the first sign to Oddington) and turn right in to Middle Street. Follow this road in to the village. The property can be found on the right hand side up the gravelled drive immediately after the speed limit sign.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair

TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

SERVICES

All main services are connected except gas.

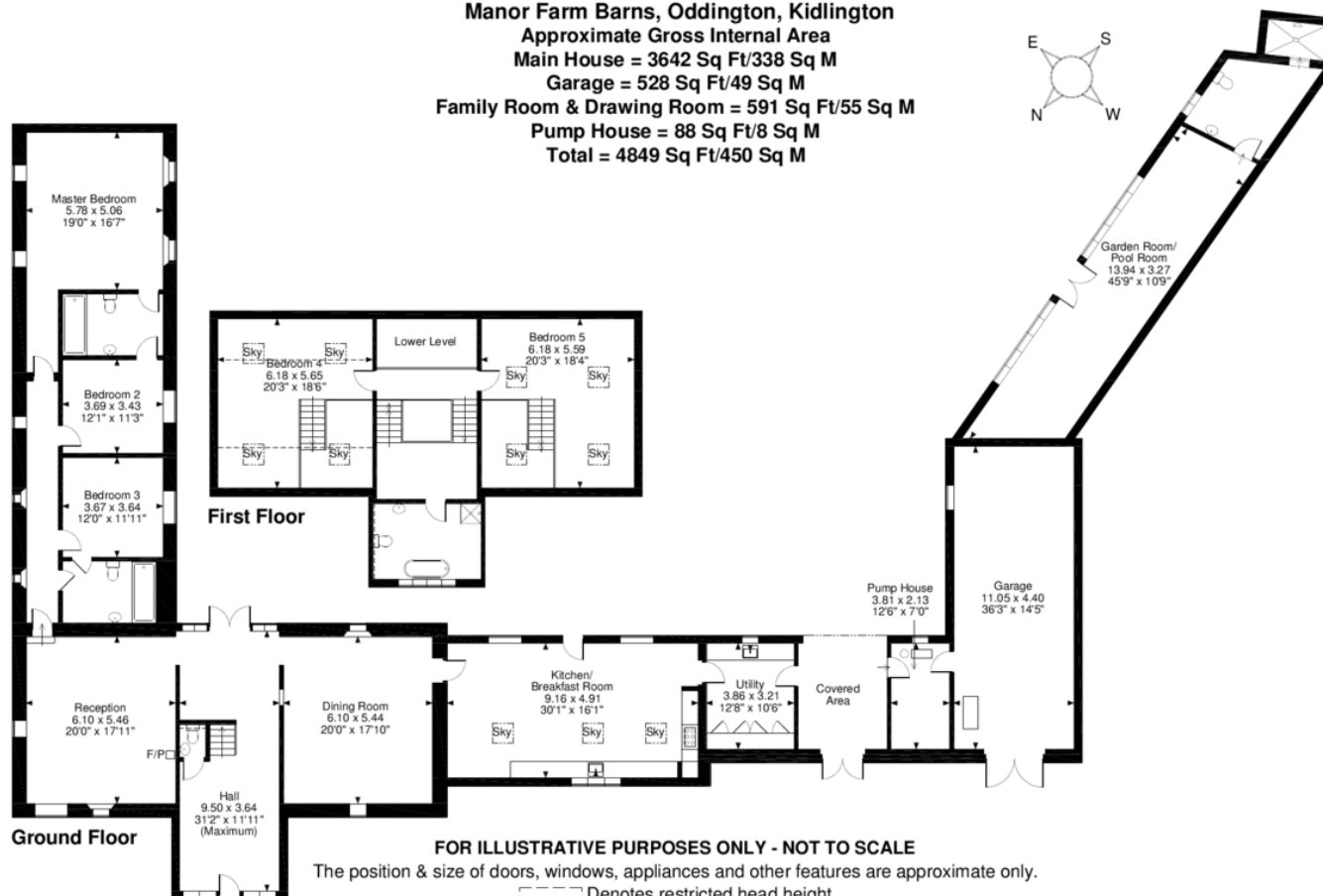
LOCAL AUTHORITY & COUNCIL TAX

Cherwell District Council
PO Box 27
Banbury
Oxfordshire
OX15 4BH
Tel: 01295 227000

Council Tax Band; E amounting to £1891.52 (2014/15)



Manor Farm Barns, Oddington, Kidlington
Approximate Gross Internal Area
Main House = 3642 Sq Ft/338 Sq M
Garage = 528 Sq Ft/49 Sq M
Family Room & Drawing Room = 591 Sq Ft/55 Sq M
Pump House = 88 Sq Ft/8 Sq M
Total = 4849 Sq Ft/450 Sq M



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