

THE BYRE

8 LYNEHAM FARM COTTAGES • LYNEHAM • OXFORDSHIRE



THE BYRE

8 LYNEHAM FARM COTTAGES LYNEHAM • OXFORDSHIRE

A light and spacious barn conversion in a rural setting with detached barn and garaging

Sitting room • Kitchen/Breakfast room • Utility/Outer lobby
Cloakroom/former Shower room
Master Bedroom with En Suite Bathroom • Bedroom 2

Detached barn with large Bedroom and En Suite Shower room • Office • Private Garden

Gardens • Off road parking • 2 Garages

Chipping Norton 6 miles • Daylesford and Kingham 4 miles
Burford 6 miles • Stow-on-the-Wold 7 miles
Oxford 25 miles • Kingham station 2 miles (London
Paddington from 90 minutes)
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Detached barn



Detached barn bedroom



OXFORDSHIRE

- The Byre is nestled amongst a group of Grade II listed barn conversions on the edge of the village of Lyneham surrounded by glorious, undulating countryside.
- Schooling in the area is excellent with primary schools at Kingham and secondary schools in Chipping Norton, along with Kitebrook, Dormer House, Kingham Hill, Bloxham, Cokethorpe and the renowned Oxford schools including the Dragon, all within driving distance.
- Communications are extremely convenient with rail travel from Kingham station providing a fast service to London Paddington (from 90 minutes), and access onto the A40 via Burford, leading to the A34, M40 and M4 motorways to London and beyond.
- Sporting facilities in the area include racing at Cheltenham and Stratford-upon-Avon; golf courses at Lyneham, Heythrop Park, Chipping Norton, Burford and Tadmarton Heath; and a plethora of beautiful walks and riding routes in the surrounding countryside.
- There are also the theatres to enjoy in Chipping Norton, Cheltenham and the RSC in Stratford-upon-Avon.

Description of property

- The Byre is a beautifully presented 2 bedroom Cotswold stone barn conversion with detached ancillary accommodation providing a further master bedroom suite and separate office with laddered loft above.
- The bespoke handmade kitchen/breakfast room provides plenty of storage including a fitted dishwasher, fridge/freezer, larder cupboard and plenty of space for a dining room table. A door leads to the rear lobby with fitted cupboard housing the tumble dryer and a stable door to the rear courtyard.
- The ground floor also provides a good sized double aspect sitting room/dining room with vaulted ceiling and exposed beams, fireplace with potential for a wood burning stove and a door to the garden.
- The double aspect master bedroom has a recently fitted en suite bathroom with shower over. There is also some stairs to a mezzanine storage area.
- The ground floor also provides a further double bedroom and separate cloakroom which was formerly a shower room and could easily be converted back.

- A detached barn has been carefully converted to provide ancillary accommodation with a double bedroom, en suite shower room and an excellent office.
- The house is in excellent order throughout and must be viewed in order to appreciate the space and versatile accommodation.

Gardens and grounds

- The property is approached over a gravelled driveway with communal parking to one side. The drive then leads around to further private parking spaces and two garages with loft space over.
- The Byre has its own private garden adjacent to the property (one of three properties on the site) as well as communal gardens and courtyards.

Directions (OX7 6QP)

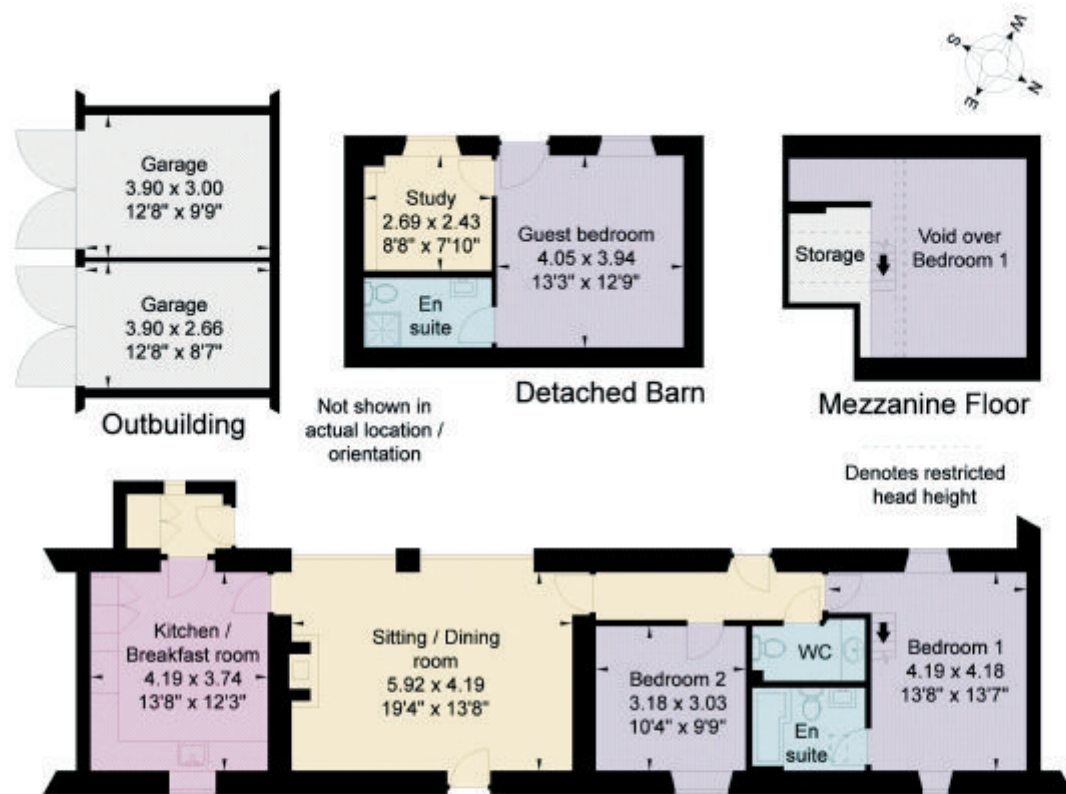
From Stow-on-the-Wold head east on the A436. Take the next fork in the road signposted B4450 to Kingham and Bledington. Follow the road passing through the village of Bledington turning left on the sharp bend at the end of the village. Continue past the railway station and after approximately 1.5 miles turn right signposted to Lyneham and Shipton-under-Wychwood. The barns can be found approximately 1.5 miles on the right hand side identified by our For Sale board.

Services

Mains water, drainage and electricity. Oil fired central heating. The cottage has its own meters and newly fitted electric heating.

Local authority

West Oxfordshire District Council: 01993 861000



Approximate Gross Internal Floor Area

House: 86 sq.m./926 sq.ft.

Guest Suite: 27 sq.m./291 sq.ft.

Outbuilding: 23 sq.m./248 sq.ft.

Total: 136 sq.m./1,465 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars