



3 Manor Farm Barns Church Lane, Charlton On Otmoor, OX5 2UA

Guide Price £600,000 Freehold

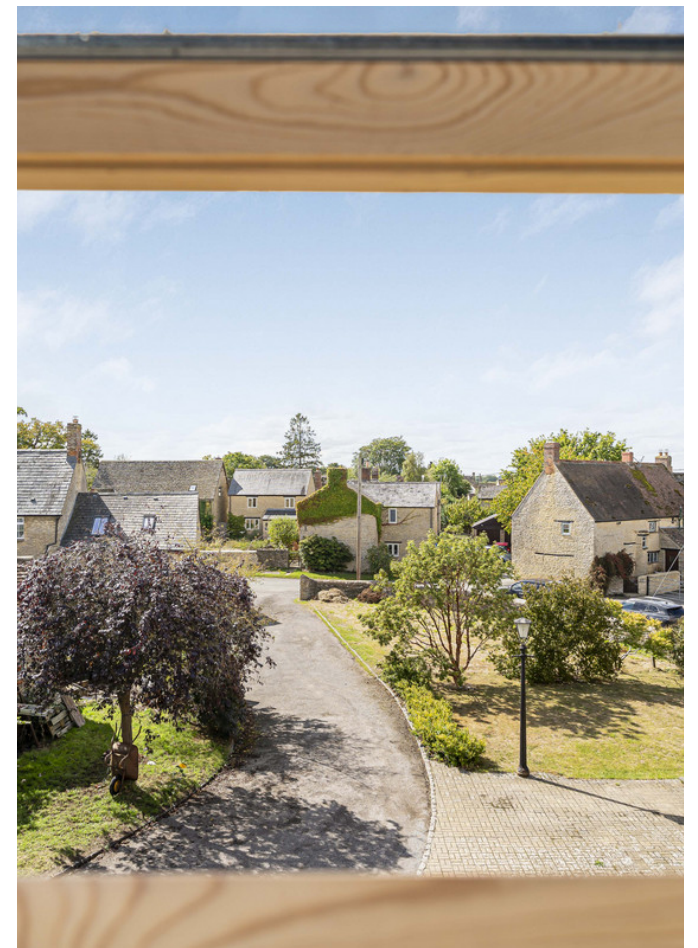
THOMAS
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SALES LETTINGS



The Property

A well presented three-storey, 18th century, stone barn conversion, charming and characterful. Farmhouse style solid wood doors, exposed beams, cottage style garden with traditional features, beautifully blended, including extended kitchen/diner with bifold doors, separate home office area, a garage and 2 dedicated parking areas. Downstairs features solid oak flooring, stylish cloakroom, large sitting room, an exposed stone chimney breast and wood burning stove. The extended open plan kitchen/dining room, with traditional stone tiles, Belfast sink and induction hob with its skylight is flooded with natural light. An attractive utility room plus large pantry cupboard. The first-floor landing leads to a flexible space from office/study, to playroom. First floor: two double bedrooms, family bathroom, with bath and separate shower. The second-floor master bedroom, en-suite and with built-in storage, offers views over the countryside. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor coverage for EE, O2, Three & Vodafone (checker.ofcom.org.uk). Are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. EPC: D.





Key Features

- Deceptively large 3 bedroom Grade II character barn conversion over three floors in a conservation area
- Two designated parking areas and garage
- Cloakroom, bathroom (tiled in Travertine Stone) and en suite
- Wood burning stove and Hive heating
- Bespoke and extended kitchen/diner with bifold doors and separate utility room with pantry cupboard
- Pretty private garden with mature borders with eating apple tree
- Oil fired central heating
- Fantastic village location, with rural walks. Ofsted rated 'good' primary school and nursery and a popular village pub.

The Location

Local Shop 3.2m, Bicester Market Square 6.3m, High Street, Kidlington 6.1m, Oxford 11.7m
 Bicester Village 6.6m, Islip Station 3.2m (London Marylebone from 1hr 11 mins, Oxford from approx. 10 mins). Oxford Parkway Station 6.4m (London Marylebone from approx. 71 mins).
 Bicester Village Station 6.3m (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins). Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.5m.

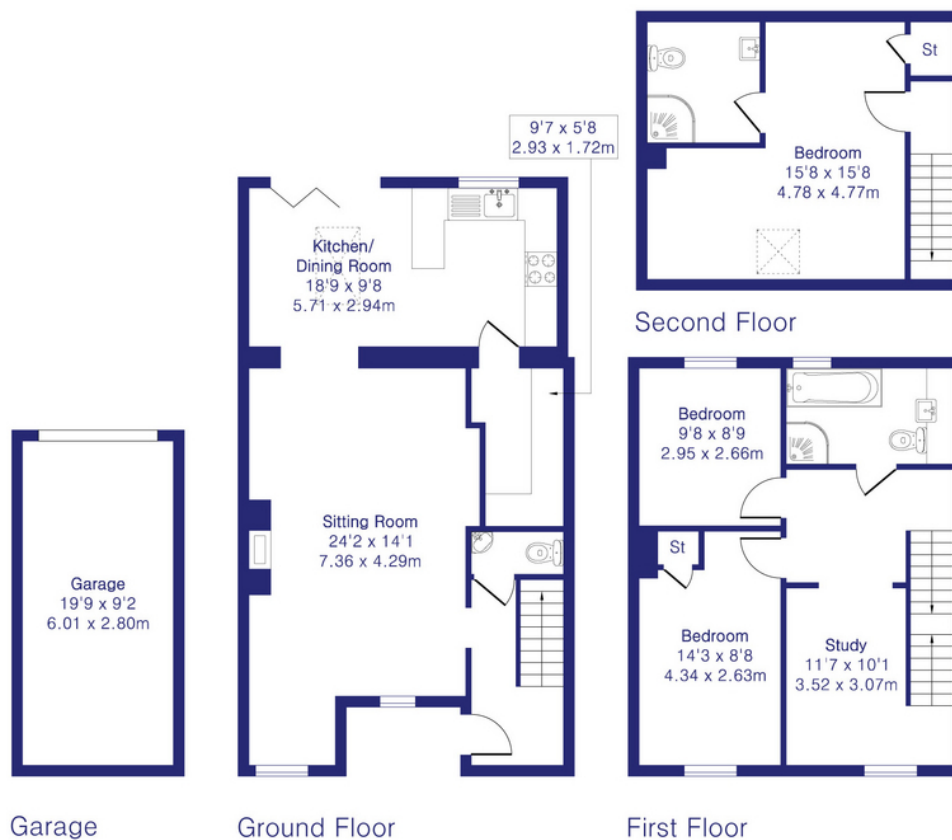
**Approximate Gross Internal Area 1386 sq ft - 129 sq m
(Excluding Garage)**

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 462 sq ft – 43 sq m

Second Floor Area 292 sq ft – 27 sq m

Garage Area 181 sq ft – 17 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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