



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

Offers In Excess Of £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Attractive and Well Presented Terraced Character Barn Conversion – 3 Bedrooms, Two Parking Spaces, Garage and Private Garden. This three-bedroom terraced stone barn conversion is believed to date the 1700s and combines period charm with modern comfort across three floors. Set in a village conservation area, it offers a warm, welcoming home with flexible living spaces.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, up to Ultrafast broadband are available. Mobile – according to Ofcom there is good outdoor coverage for EE, 02, Three & Vodafone (checker.ofcom.org.uk). Are not aware of any planning permissions 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 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

- Character features: exposed beams, oak flooring, farmhouse-style doors and an exposed stone chimney breast with wood burning stove
- Stylish kitchen/diner: Extended with bifold doors, skylight, Belfast sink, induction hob and traditional stone flooring
- Flexible layout: Three bedrooms, including a top-floor principal bedroom with ensuite and countryside views; first floor landing ideal as a home office or playroom
- Bathrooms: Family bathroom with bath and separate shower. Ensuite to principal bedroom and a downstairs cloakroom
- Garden: Enclosed and private with pretty mature borders and an apple tree

The Location

Parking & Garage: Two parking spaces and a detached garage.

Village: Village community with countryside walks, a local pub, and an Ofsted-rated 'Good' primary school and nursery close by.

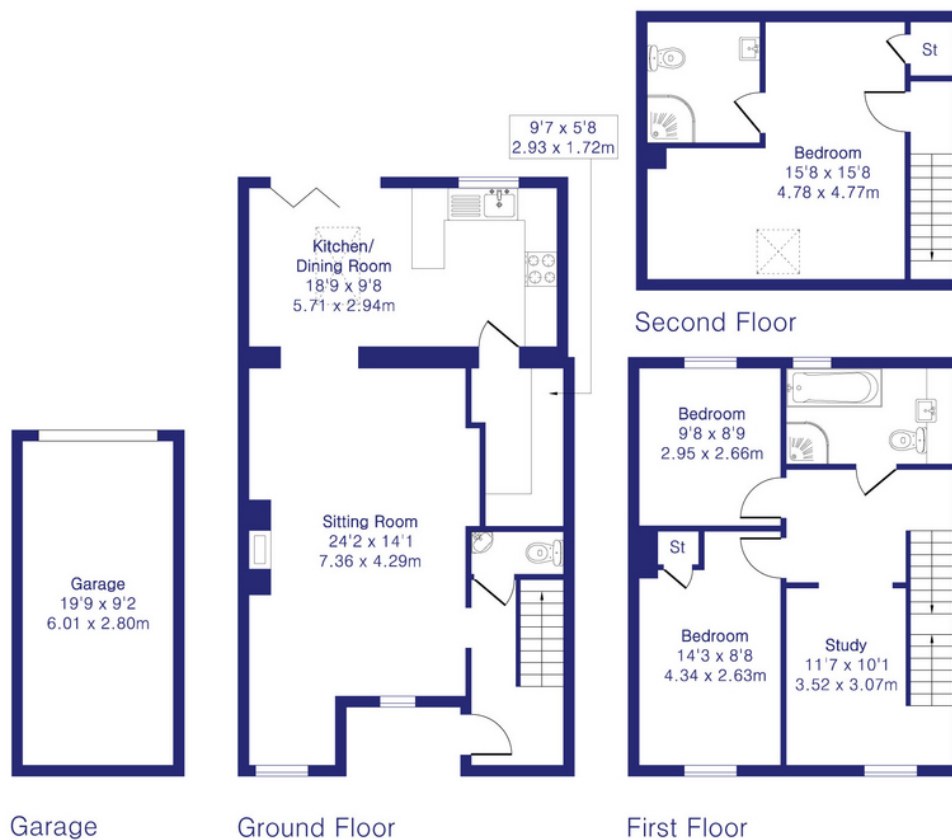
**Approximate Gross Internal Area 1386 sq ft - 129 sq m
(Excluding Garage)**

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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