



The Stone Barn
Cottisford | Oxfordshire | NN13 5SW

FINE & COUNTRY

THE STONE BARN

An outstanding five bedroom home with wonderful views, immaculate accommodation, including an annexe accessed directly from the entrance hall that is currently used as the principal suite.



Ground Floor – Main House

Upon entering, the spacious hall has tiled flooring, two windows to the rear, access to the integral garage, access to the cloakroom/WC, and doors leading to the annexe and rear garden.

The superb breakfast kitchen has ample work space, tiled floor, an Aga, separate hob, larder, integrated dishwasher, refrigerated wine store, combination oven/microwave and space for a table to seat six guests, windows to the side and two arrow-slit windows to the front.

The utility room has space for appliances (presently washer, separate tumble dryer and fridge and freezer) and a number of useful cupboards.

The large dining room is the perfect setting for more formal occasions and has space for a table to seat ten guests.

The sitting room is very spacious and has exposed beams, a feature wine cellar and stairs which rise to the first floor.

From the sitting room, doors lead to a beautiful sun room which has wood flooring and a door out to the rear garden.

The Stone Barn also benefits from having two ground floor home offices, both the ideal place for anybody who wants to work from home, and both having lovely views.





Seller Insight

“ The pretty conservation village of Cottisford is located on the north Oxfordshire border, and it is surrounded by attractive countryside. Many of the village houses are stone built. In the heart of this beautiful village, gently tucked back from the road, is this magnificent property, which has been a much-treasured family home for its present owners for the past seventeen years.

Having sold their original property, the owners were house hunting and searched long and hard. Driving through this quiet village one day, they came across The Stone Barn for sale. The idyllic location, combined with such easy access to a wealth of amenities, ticked all their boxes. The style of the house has a natural, traditional familiarity; however, since coming to live here the owners have undertaken many innovative alterations. These changes added to its practicalities, comfort and luxuries, whilst respecting much of its intriguing past, with several historic features cleverly incorporated. Included in the “tweaks” was the addition or conversion of several rooms, thereby adding to the flexibility of their accommodation. This home is a delight to share with friends and family, and has been a much-loved venue for many formal and relaxed gatherings. The sun room opens out onto a sheltered sunny area where the owners enjoy dining or a quiet drink.

Cottisford, although small, has a strong and friendly community, where everyone respects the privacy of others. It is a stunning location in which to experience a pleasing rural lifestyle. There is little passing traffic and its surroundings are popular with walkers and cyclists. Convenient amenities are available in the towns of Buckingham, Bicester and Brackley. Banbury and Oxford are within easy reach. Major roads and motorways are close by, and Bicester or Milton Keynes offer main line rail service. There is a wide choice of both state and independent schools nearby, and sports and leisure pursuits are plentiful, including racing at Towcester and motor racing at Silverstone.

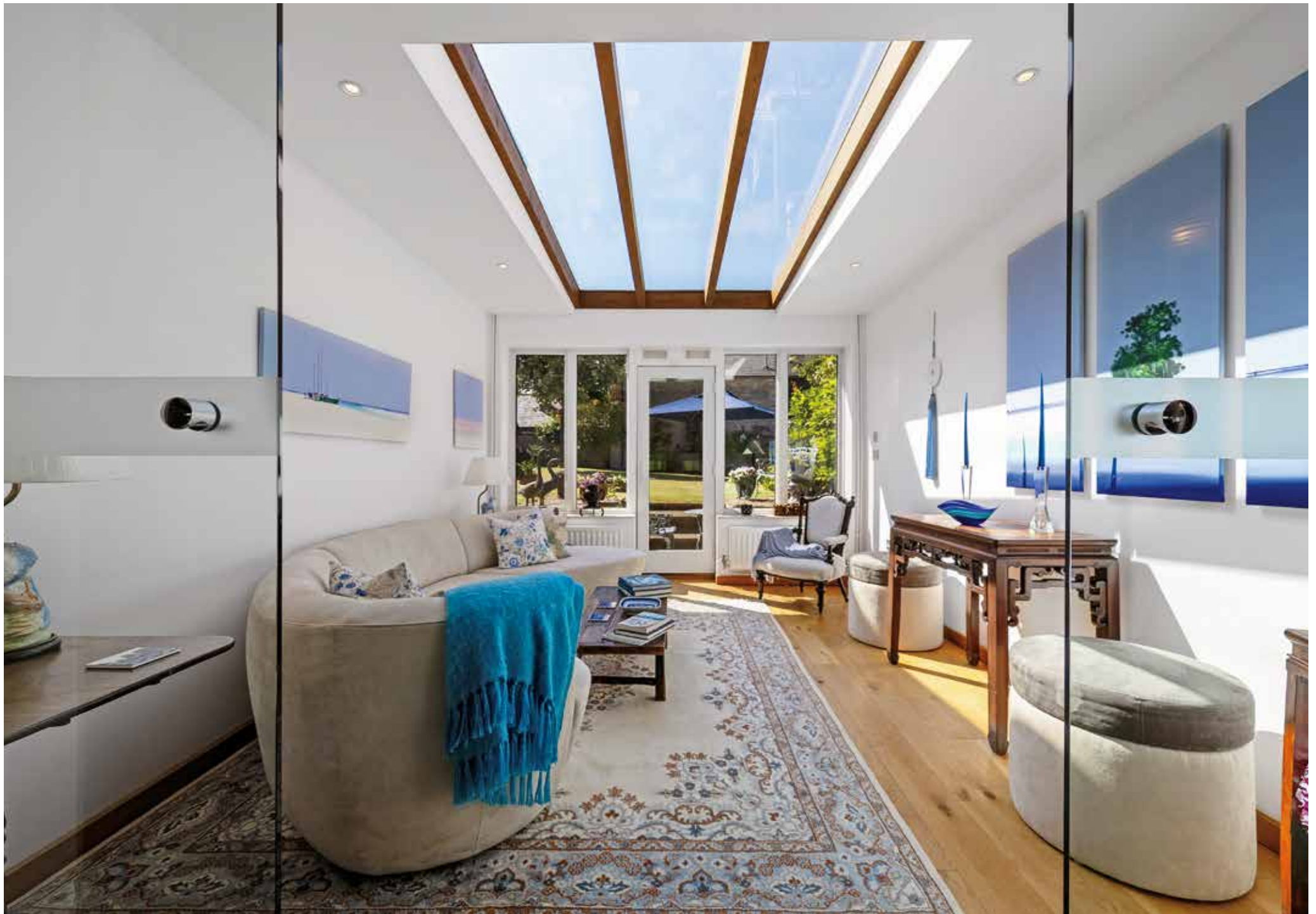
This had been such an incredible home and location for the owners, who have adored every second of their life here. They wish its new owners much happiness and joy.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor – Main House

To the first floor, the landing has a useful airing cupboard and a window to the rear.

The feature bedroom has a built-in wardrobe, exposed beams, exposed stonework, a large window to the side, and access to the en-suite which has a bath and shower.

The guest bedroom has exposed beams, feature stoneworks, and a window to the front.

There are two further bedrooms on this level, one being a good sized double, the other a good sized single which is currently used as a workroom, whilst completing the first floor accommodation is the large family bathroom which has a bath and separate shower.

Annexe Accommodation

From the ground floor entrance hall, access is also provided to a very flexible annexe that has an additional reception room with a window overlooking the rear garden, and leads to a large bedroom with its own door to the garden, a dressing room and shower room.

This area is currently used as a principal bedroom suite and would be suitable for a member of the family that wants their own space or as additional guest accommodation.

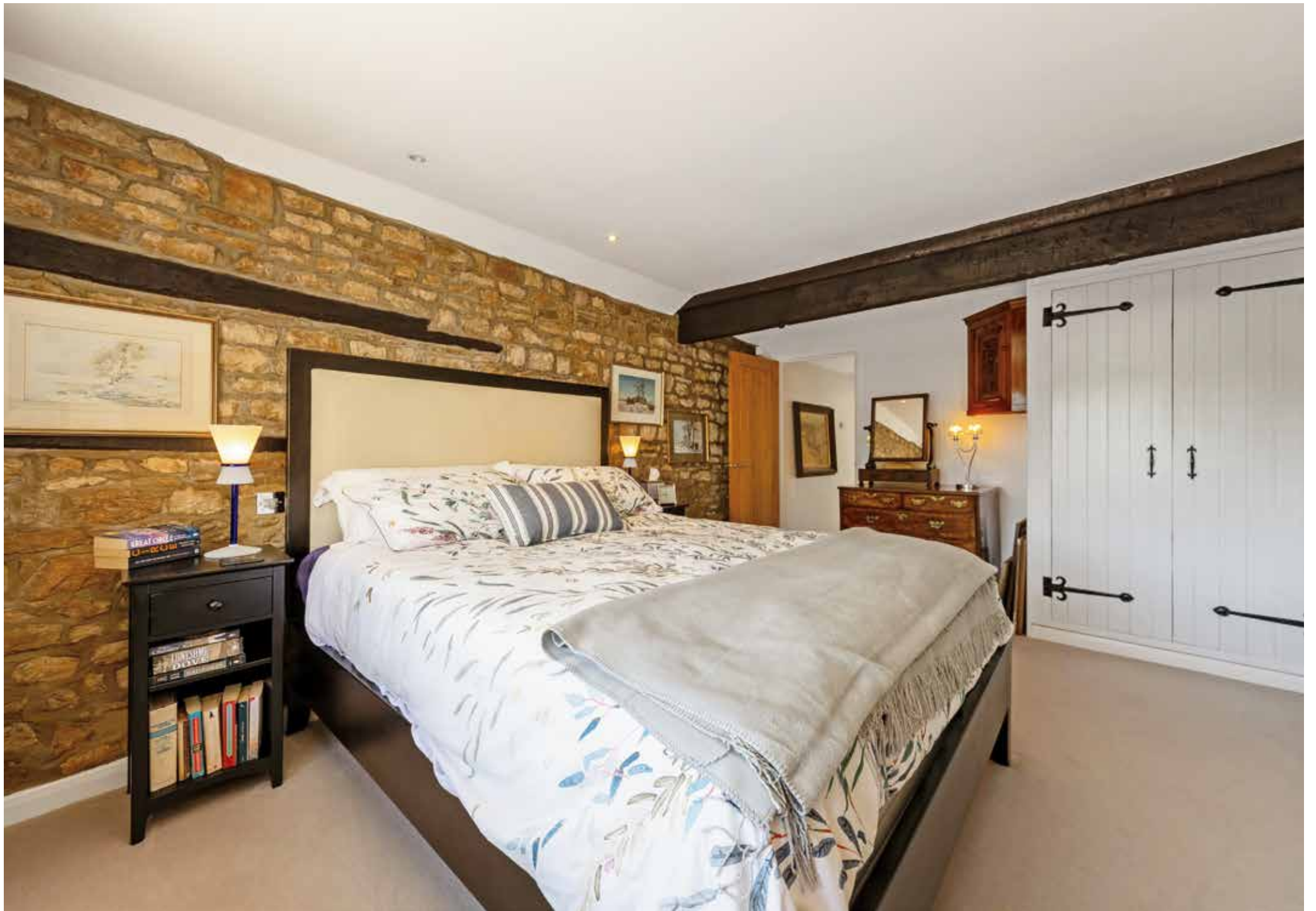












Outside

The wonderful, private rear garden is mainly laid to lawn and has two lovely seating areas too, whilst to the side of the property, there is off-road parking for around six cars, and access to the garage.

A beautiful and very flexible family home which must be viewed to be appreciated.



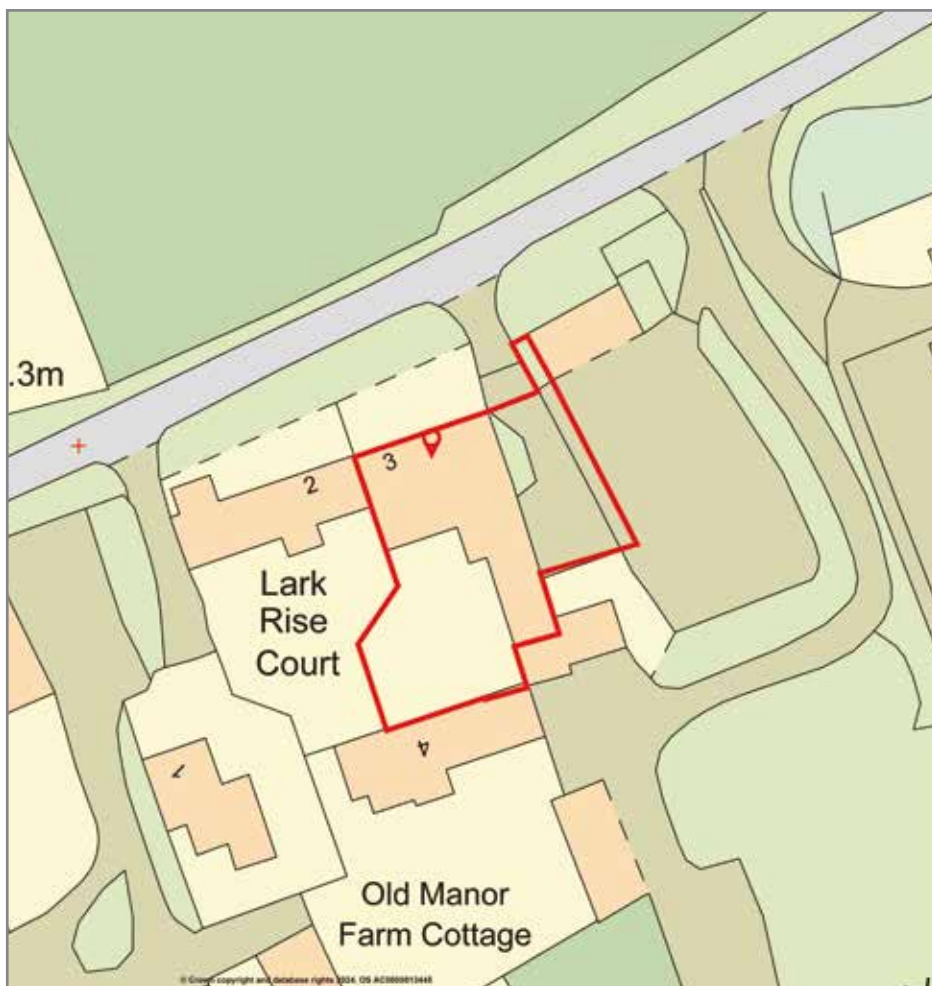




LOCATION

Cottisford is situated around three miles South of Brackley and is conveniently located for the M40, which offers easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services, Utilities & Property Information

Utilities - Mains water, and private sewerage, oil fired heating, electricity supply.
Mobile Phone Coverage - 4G mobile signal is available in the area but we advise you to check with your provider
Broadband Availability -
Superfast Broadband is available with a download speed of 80mbps

Restrictions: There is an agreement with the neighbours to the rear for them to access the drive for the purpose of putting out their refuse bins for collection. Please speak to the agent for further details.

Tenure - Freehold

Local Authority: Cherwell District Council
Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 6 pm
Saturday - 9.00 am - 5 pm
Sunday - By appointment only

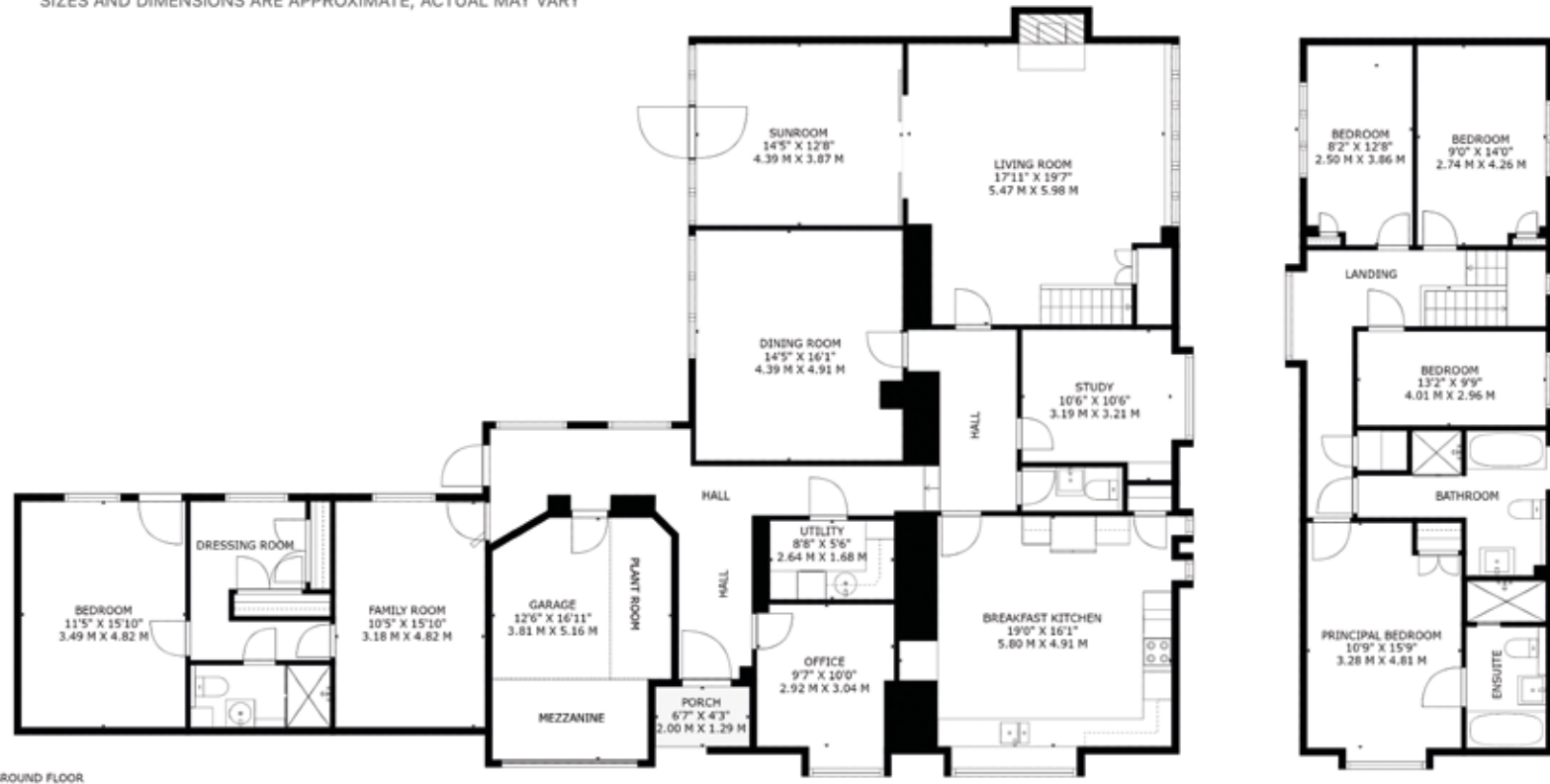
Guide price £1,000,000

Score	Energy rating	Current	Potential
93+	A		
81-91	B		
69-80	C		
55-68	D	96 D	
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 3139 sq ft, 292 m2
GARAGE & OUTBUILDING: 280 sq ft, 26 m2

OVERALL TOTALS: 3419 sq ft, m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







TERRY ROBINSON
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Terry has been in the estate agency industry for 20 years and has a wealth of knowledge in the property sector. Having left the corporate world to set up his own brand, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued. Terry has already sold several properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



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“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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