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Taylor & Fletcher



Edmonds Barn

Alvescot, Nr Bampton, Oxfordshire, OX18 2PU

Guide Price £1,350,000





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A light and spacious beautifully presented four bedroom Grade II Listed semi-detached barn conversion with one bedroom self-contained annexe, gardens, garage and driveway in this popular thriving village near schools.



LOCATION

Edmonds Barn is located in the heart of the thriving village of Alvescot in Oxfordshire. Within the village, there is the parish church of St Peter, together with St Peter's primary school (rated 'good' by Ofsted), the village hall, a recreation ground with tennis court and The Plough public house. Other popular and well regarded public houses in the local area include The Bell in Langford and The Double Red Duke in Clanfield whilst Daylesford organic farm shop and Soho Farmhouse are both within easy reach of Alvescot.

Primary and secondary schools nearby include; Burford School and Cokethorpe School near Witney. There is also Hatherop Castle and St Hugh's prep school towards Faringdon.

From Alvescot, the area's larger commercial centres of Burford (6 miles), Cheltenham (28 miles), Cirencester (18 miles) and Oxford (22 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (15 miles), Hanborough (16 miles) and Kemble (22 miles) and a comprehensive local bus network.

DESCRIPTION

Edmonds Barn is a light and spacious beautifully presented Grade II Listed semi-detached period barn conversion. The property comprises an entrance hall, study, kitchen - diner, cloakroom, sitting room and dining room downstairs.

There is the master bedroom with en suite bathroom, two guest bedrooms and a family bathroom on the first floor with a fourth bedroom with en suite bathroom on the second floor.

There is a separate self contained one bedroom annexe located at the far end of the garden together with 'The Lodge' outbuilding, which offers covered outdoor entertaining space.

A notable feature of Edmonds Barn is the beautiful garden, which has been carefully tended to by the current owners during their tenure. The property has also undergone a recent extension with the addition of the dining room. The annexe also has an established letting history should this be of interest.

Approach

Gravelled driveway leading to timber framed front door to:

Entrance Hall

Recessed fireplace with wood burning stove, stone hearth and oak timber beam above. Flagstone flooring. Exposed stone walls. Single glazed windows to the front elevation. Timber framed door to:

Study

Oak timber flooring. Single glazed window to the front elevation. From the entrance hall, timber framed door to:

Kitchen - Diner

Bespoke fitted kitchen. Timber work surfaces with range of storage cupboards below. Belfast sink unit with mixer tap. Electric Aga. Four ring electric hob. Refrigerator and freezer. Wine refrigerator. Oak timber flooring. Recessed ceiling spotlighting. Exposed stone walls. Lantern window to the rear elevation. Single glazed windows to the front and rear elevations. French doors providing direct access into the garden. Timber framed door to:

Cloakroom

Low level WC with concealed cistern and wash hand basin with tiled splashback and cupboards below. Flagstone flooring. Recessed ceiling spotlighting. Single glazed window to the rear elevation. From the entrance hall, timber framed door to:

Sitting Room

Recessed fireplace with wood burning stove, stone hearth and oak timber beam above. Exposed oak timber beams. Exposed stone walls. Single glazed windows to the front elevation. Proceed through to:

Dining Room

Exposed oak timber beams. Exposed stone walls. Tiled flooring with underfloor heating. Lantern window to the rear elevation. Single glazed windows to the rear elevation. French doors providing direct access into the garden. From the entrance hall, stairs rise to:

First Floor Landing

Exposed oak timber beams. Exposed stone walls. Timber framed door to storage cupboard. Timber framed door to airing cupboard housing the hot water tank. Single glazed windows to the front elevation. Timber framed door to:

Master Bedroom

Exposed oak timber beams. Built-in wardrobe. Single glazed windows to the front and rear elevations. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with splashback and cupboards below. Roll top bath with mixer tap with handset shower attachment. Part tiled walls. Tiled flooring. Exposed oak timber beams. Recessed ceiling spotlighting. Single glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 2

Recessed ceiling spotlighting. Single glazed windows to the rear elevation. From the first floor landing, timber framed door to:

Bedroom 3

Recessed ceiling spotlighting. Single glazed windows to the front elevation. From the first floor landing, timber framed door to:

Family Bathroom

Low level WC with standard cistern, wash hand basin with splashback. Walk-in shower with rain effect shower. Wall mounted vanity cupboard. Part tiled walls. Tiled flooring. Exposed oak timber beams. Recessed ceiling spotlighting. Single glazed window to the rear elevation. From the first floor landing, stairs with timber balustrade rise to:

Bedroom 4

Exposed oak timber beams. Timber framed door to walk-in wardrobe. Single glazed windows to the rear elevation. Timber framed door to:

En Suite Bathroom

Low level WC with standard cistern, wash hand basin with splashback. Roll top bath with shower attachment. Part tiled walls. Tiled flooring. Exposed oak timber beams.

Annexe - Kitchen

Timber work surfaces with range of storage cupboards below. Sink unit with mixer tap. Zanussi electric oven and grill. Four ring electric hob. Refrigerator and freezer. Dishwasher. Part tiled walls. Oak timber flooring. Recessed ceiling spotlighting. Exposed stone walls. Single glazed windows to the side elevation. Velux double glazed window to the side elevation. Timber framed stable door with glazed insert panel. Proceed through to:

Annexe - Sitting Dining Room

Continuation of oak timber flooring. Single glazed windows to the front and side elevations. Timber framed door to:

Annexe - Shower Room

Low level WC with standard cistern, wash hand basin with splashback and cupboards below. Walk-in shower with rain effect shower. Tiled walls. Tiled flooring. Recessed ceiling spotlighting. From the sitting dining room, stairs with timber balustrade rise to:

Annexe - Bedroom

Single glazed windows to the rear elevation. Velux double glazed windows to the side elevation.

OUTSIDE

Edmonds Barn has a private rear walled garden that features an area of lawn bordered by mature shrubs and plants with paved pathways dissecting the garden. There is an area of paved patio adjacent to the back of the barn, which facilitates outside dining and entertaining. Towards the far end of the garden is the self-contained one bedroom annexe, which has an established lettings history, together with a garage and double side gate giving the garden and annexe independent access. There is also The Lodge, which is a covered seating entertaining area featuring an open fireplace and exposed oak timber beams and exposed stone walls. There is a gravelled driveway to the front of the barn which provides off road parking for multiple cars plus a bin storage area.

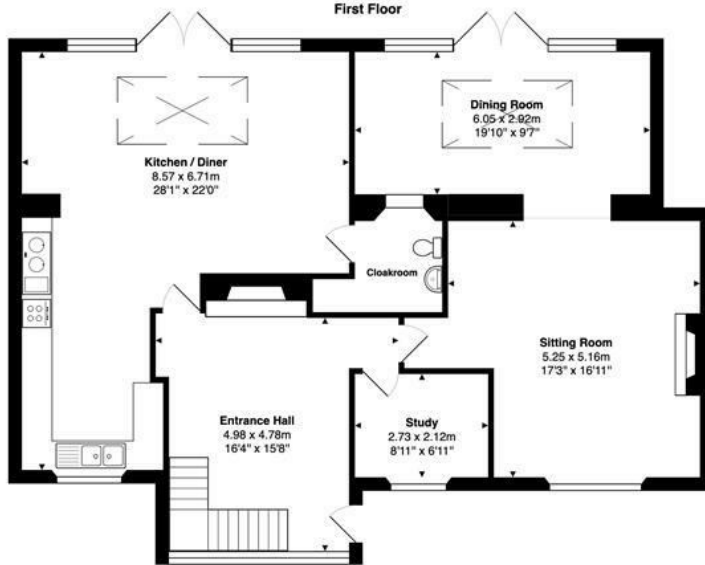
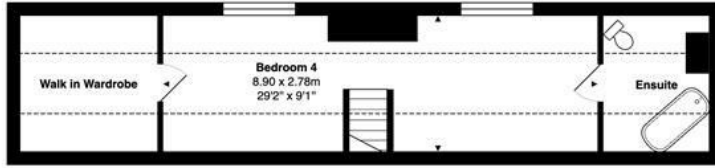
SERVICES

Mains electricity, water and drainage. Oil fired central heating.

LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxfordshire, OX28 1PB. Telephone: 01993 861000 / Band 'G' Rate payable for 2024 / 2025 £3806.59

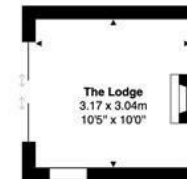
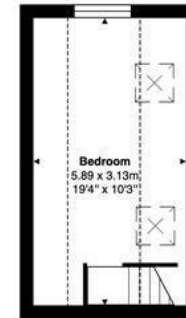




Approximate Gross Internal Area

Main House 245.7 m² / 2644 ft²
 Annexe 48.7 m² / 524 ft²
 Outbuilding 9.6 m² / 103 ft²
 Garage 10.6 m² / 114 ft²
 Total 314.6 m² / 3385 ft²

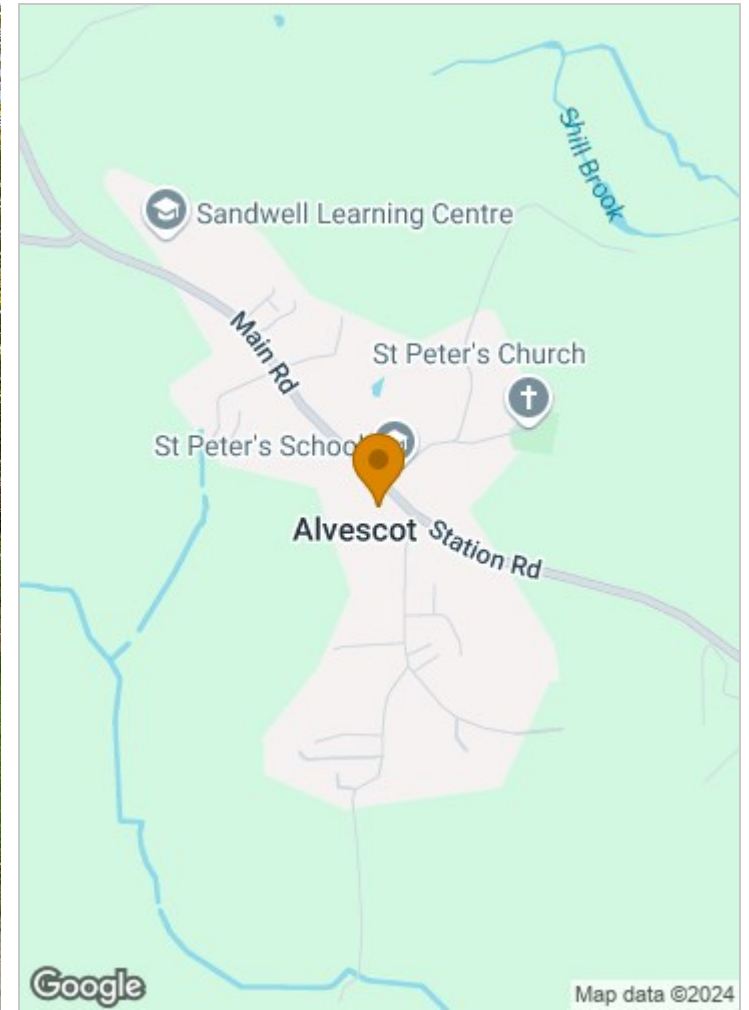
Reduced headroom (less than 1.5 m / 5 ft)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by EB Property Services. www.ebps.co.uk



Location Map



Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.