



**MANOR
FARM BARNs**

MIDDLE BARTON OX7 7DA



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An exclusive development of just four outstanding homes, set to redefine luxury living.

Nestled along the River Dorn, each unique property offers views of the local countryside, providing an unparalleled blend of opulence and natural beauty.



WELCOME HOME

Discover Manor Farm Barns, set on the grounds of a former farmyard, incorporating a mixture of contemporary and traditional buildings. Presenting an architecturally inspired development featuring four individually designed homes, each showcasing a unique style carefully crafted to compliment the others. The private driveway leads you to homes that exude timeless charm within a tranquil, village location. They offer the perfect blend of rural serenity and architectural sophistication.

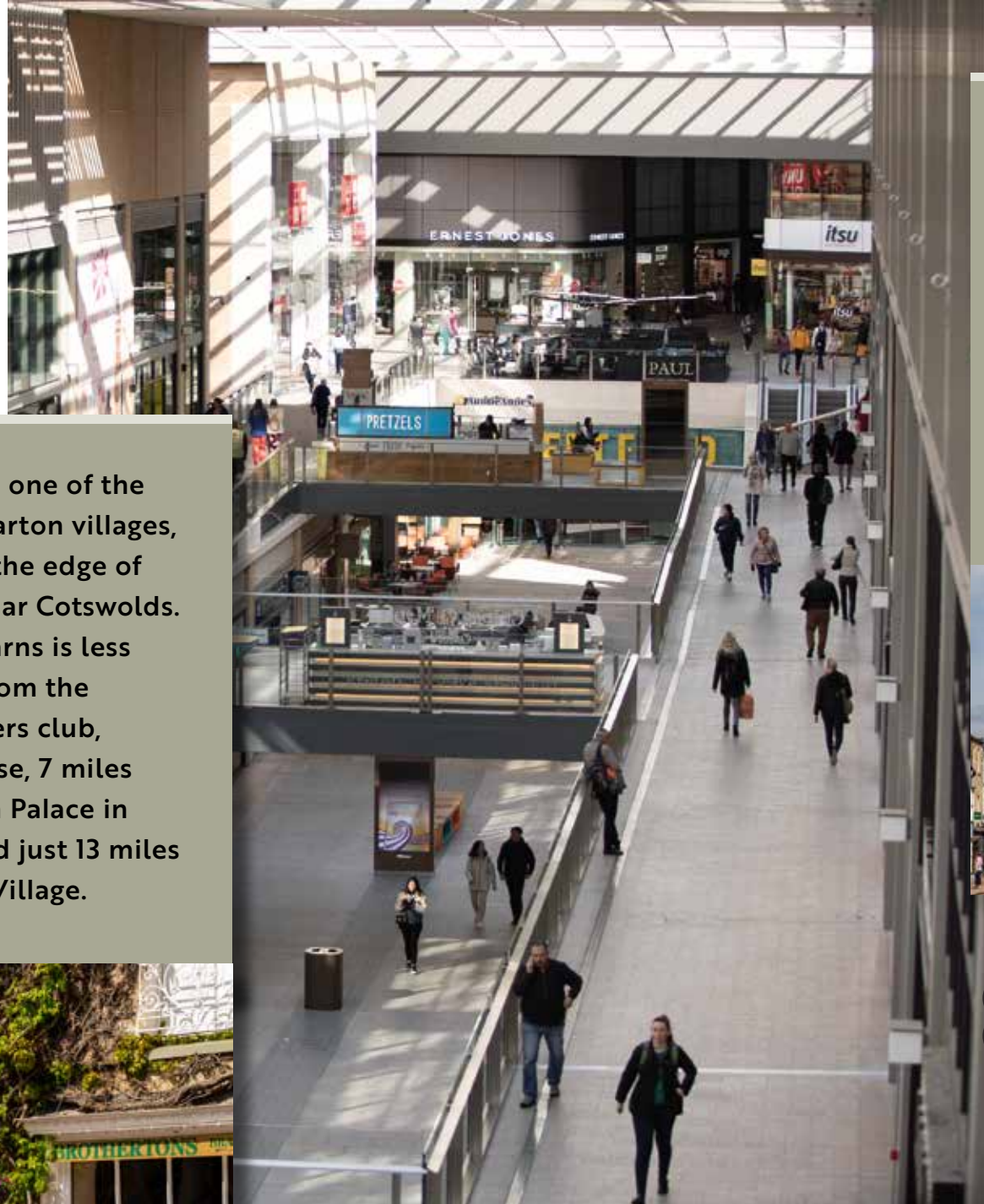
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LIVING LOCALLY



Middle Barton, one of the three linked Barton villages, is situated on the edge of the ever-popular Cotswolds. Manor Farm Barns is less than 5 miles from the private members club, Soho Farmhouse, 7 miles from Blenheim Palace in Woodstock and just 13 miles from Bicester Village.



This welcoming village boasts a range of amenities, including an award winning Middle Eastern restaurant, shop/café, post office, sports club and garage.

Residents of Manor Farm Barns have convenient access to two Ofsted-rated "Good" schools, Great Tew and Middle Barton Primary, with the development falling within both catchment areas. Whilst the village is peaceful and tucked away, it is well placed for commuters, with Heyford train station just 3 miles and the M40 only 8 miles away. Working from home is also made easy with superfast broadband installed in each property as standard.



- IMAGES LEFT TO RIGHT
- Countryside
 - View from the development
 - High St, Woodstock
 - Westgate Shopping Centre, Oxford
 - High St, Woodstock
 - High St, Bicester



THE DAIRY BARN

Built with character in mind, this impressive home has been designed around the beautiful central courtyard, creating a space that is perfect for entertaining all year round.





THE DAIRY BARN

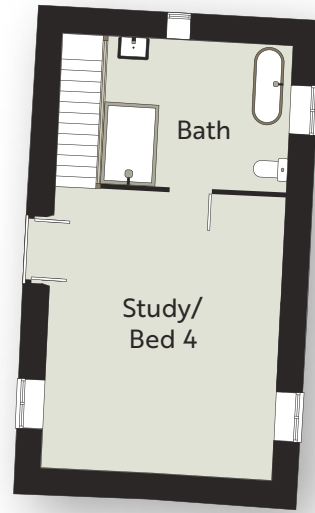


THE DAIRY BARN FLOOR PLAN

PLOT 1 GIA - 276.88sq. m. (2,980 sq. ft.)



GROUND FLOOR



FIRST FLOOR OUTBUILDING

The Dairy Barn comes complete with a self-contained, two-storey outbuilding, offering versatility as either a home office or guest suite overlooking the rolling countryside.



At the heart of this home is a meticulously designed kitchen/dining room that reflects the exterior's thoughtful Cotswold design. Sliding doors, stretching the length of the room, along with skylights, create a bright and welcoming living space. The main wing of the house also contains a spacious lounge with steps down to a separate snug, offering versatile living accommodation. The light-filled gallery, tastefully designed, showcases a glimpse of history with its partially reconstructed stone walls from the original barn.

As well as your own private courtyard garden this home comes with just over 0.5 acres of land, facing onto the banks of the River Dorn. This serene area is adorned with mature trees and is the perfect place to spend leisurely afternoons.

Ground Floor

Kitchen/Family	6.07m x 7.58m	19'11" x 24'10"
Utility	4.64m x 2.96m	15'3" x 9'9"
Lounge	4.23m x 5.95m	13'11" x 19'6"
Snug	4.25m x 3.84m	13'11" x 12'7"
Bed 1	4.93m x 4.03m	16'2" x 13'3"
Bed 2	3.24m x 3.21m	10'7" x 10'7"
Bed 3	3.41m x 3.23m	11'2" x 10'7"
Ground Floor Outbuilding	5.19m x 5.56m	17'1" x 18'3"

First Floor Outbuilding

Study/Bed 4	5.85m x 4.70m	19'2" x 15'5"
Bath	3.83m x 2.94m	12'7" x 9'8"



MAVERICK HOUSE

Maverick House exudes an aura of quality, amplified by the Stone exterior, and Limestone Lintels. The apex of Manor Farm Barns, gloriously designed by LC Homes to the very highest standard.



MAVERICK HOUSE



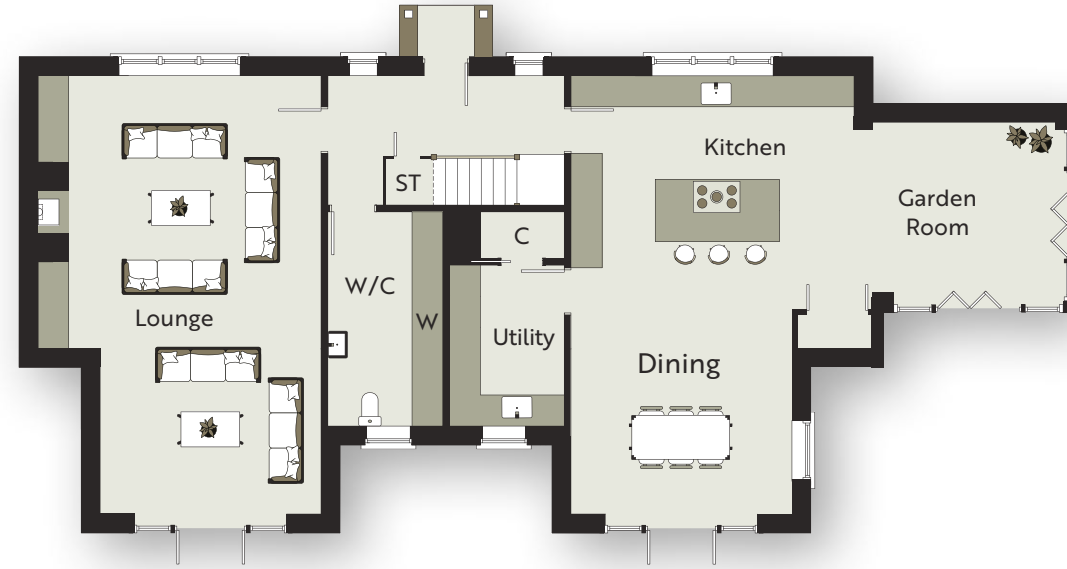
MAVERICK HOUSE FLOOR PLAN

PLOT 2 GIA - 288.95 sq. m. (3,111 sq. ft.)

Maverick House is prominently positioned at the heart of Manor Farm Barns, combining luxury living, superior specification and plentiful space throughout. Combining luxury living, superior specification and plentiful space throughout. Standing at over 3000sqft, this 5-bedroom family home is one to truly be desired.

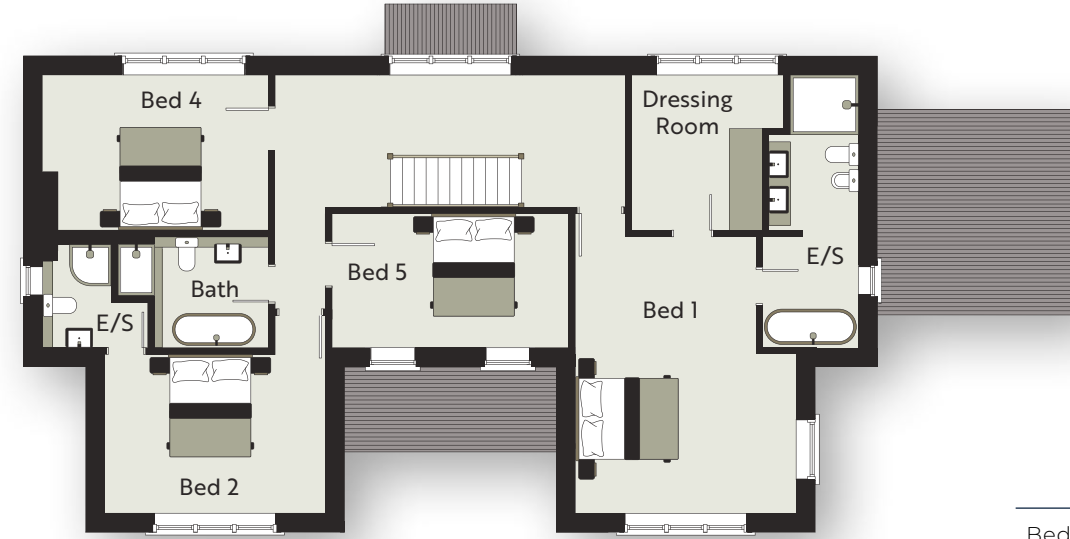
The grand, contemporary kitchen is complimented by the beautiful garden room, with bi-fold doors leading onto the stunning landscaped garden. The separate lounge spans the width of the home, featuring French doors out to your patio area and a log burning stove, set within the elegant stone mantle.

The five generously sized double bedrooms are located across the first and second floors of this home. The grand principal suite is an opulent place to retreat to featuring a dressing room and six-piece ensuite.



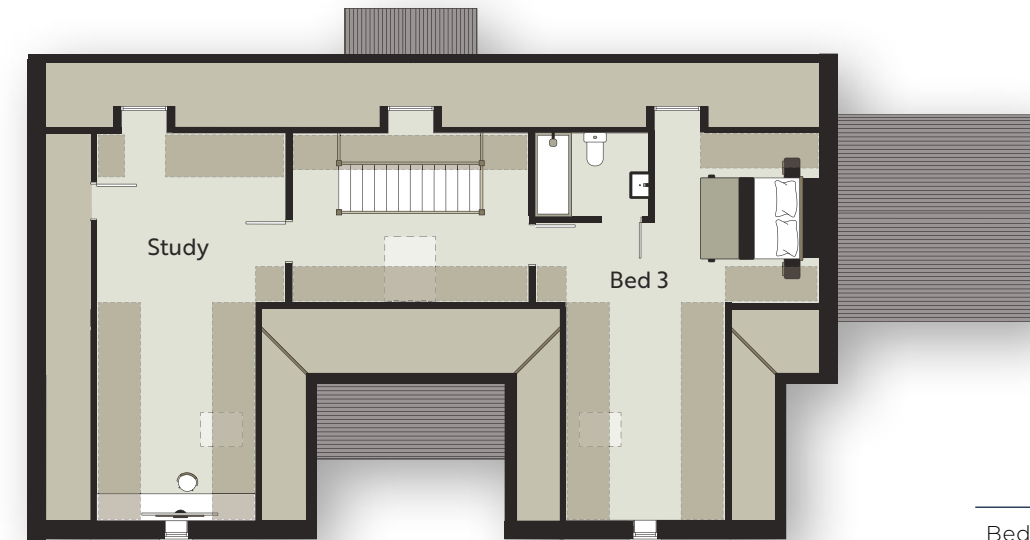
Ground Floor

Lounge	5.51m x 8.43m	18'1" x 27'8"
Kitchen	5.50m x 4.56m	18'1" x 15'0"
Dining	4.31m x 3.86m	14'2" x 12'8"
Utility	2.25m x 3.21m	7'5" x 10'7"
Garden Room	4.25m x 3.67m	14'0" x 12'1"
W/C (Boot Room)	2.24m x 4.18m	7'4" x 13'9"



First Floor

Bed 1	4.29m x 5.35m	14'1" x 17'7"
Dressing Room	2.77m x 3.00m	9'1" x 9'10"
Bed 2	4.32m x 3.77m	14'2" x 12'5"
Bed 4	4.45m x 3.06m	14'7" x 10'1"
Bed 5	4.60m x 2.67m	15'1" x 8'9"



Reduced headroom below 1.5m / 5'0"

Second Floor

Bed 3	5.49m x 7.98m	18'0" x 26'2"
Study	3.66m x 7.98m	12'0" x 26'2"



THE LARCH BARN

The Larch Barn presents modern luxury and leading-edge architecture in one admirable package, showing the respect LC Homes has for the environment in which it operates. Taking its name from the cladding used, this home comprises a fantastic use of traditional and sustainable materials.





THE LARCH BARN



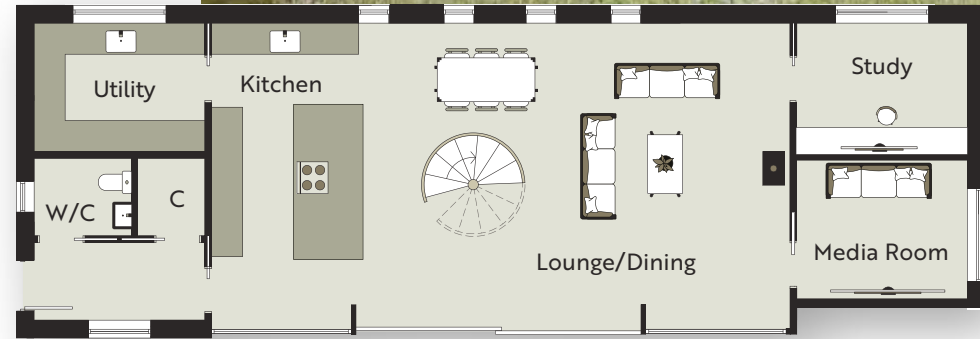
THE LARCH BARN FLOOR PLAN

PLOT 3
GIA - 232.58 sq. m. (2,503 sq. ft.)



The extensive living space features a central bespoke spiral staircase, providing a gentle separation between the kitchen, dining and living areas.

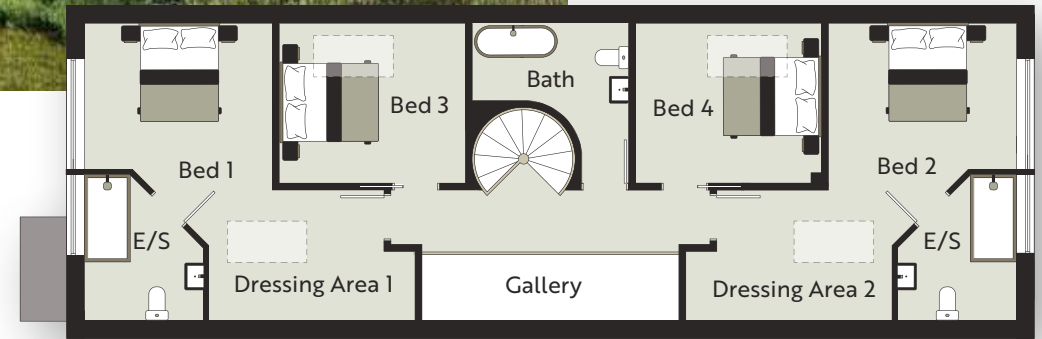
Brimming with light from the west facing glass frontage, you'll always enjoy beautiful views of your private garden.



Ground Floor

Lounge/Dining	6.72m x 8.33m	22'1" x 27'4"
Kitchen	6.46m x 2.76m	21'3" x 9'1"
Utility	2.40m x 3.39m	7'11" x 11'2"
Study	3.40m x 2.87m	11'2" x 9'6"
Media Room	3.40m x 2.88m	11'2" x 9'6"

The spacious central landing leads off to four stylish and generously sized bedrooms; two of which feature ensembles and vaulted ceilings. As with all the properties at Manor Farm Barns, underfloor heating, air source pumps and comprehensive insulation work together to make this a house that's both efficient to run and environmentally responsible. The garden landscaping will provide the perfect mix of entertaining and family spaces.



First Floor

Bed 1	3.24m x 4.01m	10'8" x 13'2"
Dressing Area 1	2.60m x 3.76m	8'7" x 12'4"
Bed 2	3.24m x 3.70m	10'8" x 12'2"
Dressing Area 2	2.60m x 3.77m	8'7" x 12'4"
Bed 3	3.65m x 3.14m	12'0" x 10'4"
Bed 4	3.30m x 3.14m	10'10" x 10'4"



THE FORGED BARN

The Forged Barn combines the charm of a traditional layout with modern amenities. The perfect home for those looking to admire uninterrupted countryside views.



As you enter, you are greeted by a glass hallway, flowing into the spacious kitchen, dining room, perfect for entertaining guests or enjoying quality time with your loved ones. The French doors seamlessly connect the interior space to the rear garden, allowing for a seamless indoor-outdoor living experience. The separate living room offers a private place to retreat to and benefits from a wood burning stove, perfect for those colder evenings.



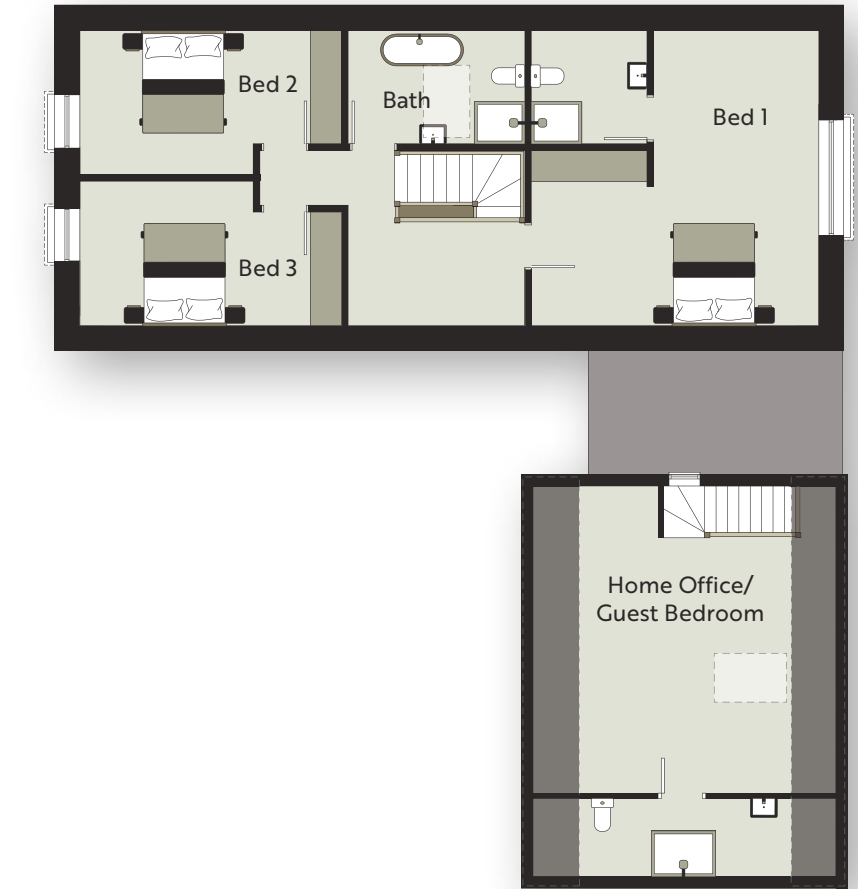
Ground Floor

Kitchen/Dining	6.24m x 5.70m	20'5" x 18'8"
Utility	2.40m x 2.19m	7'10" x 7'2"
Lounge	5.54m x 5.70m	18'2" x 18'8"
Garage	5.93m x 6.53m	19'5" x 21'5"

The Primary bedroom measures an impressive 18.2" x 18.8", providing you with ample room to relax and unwind. All three bedrooms benefit from Juliet balcony's, flooding each room with light.

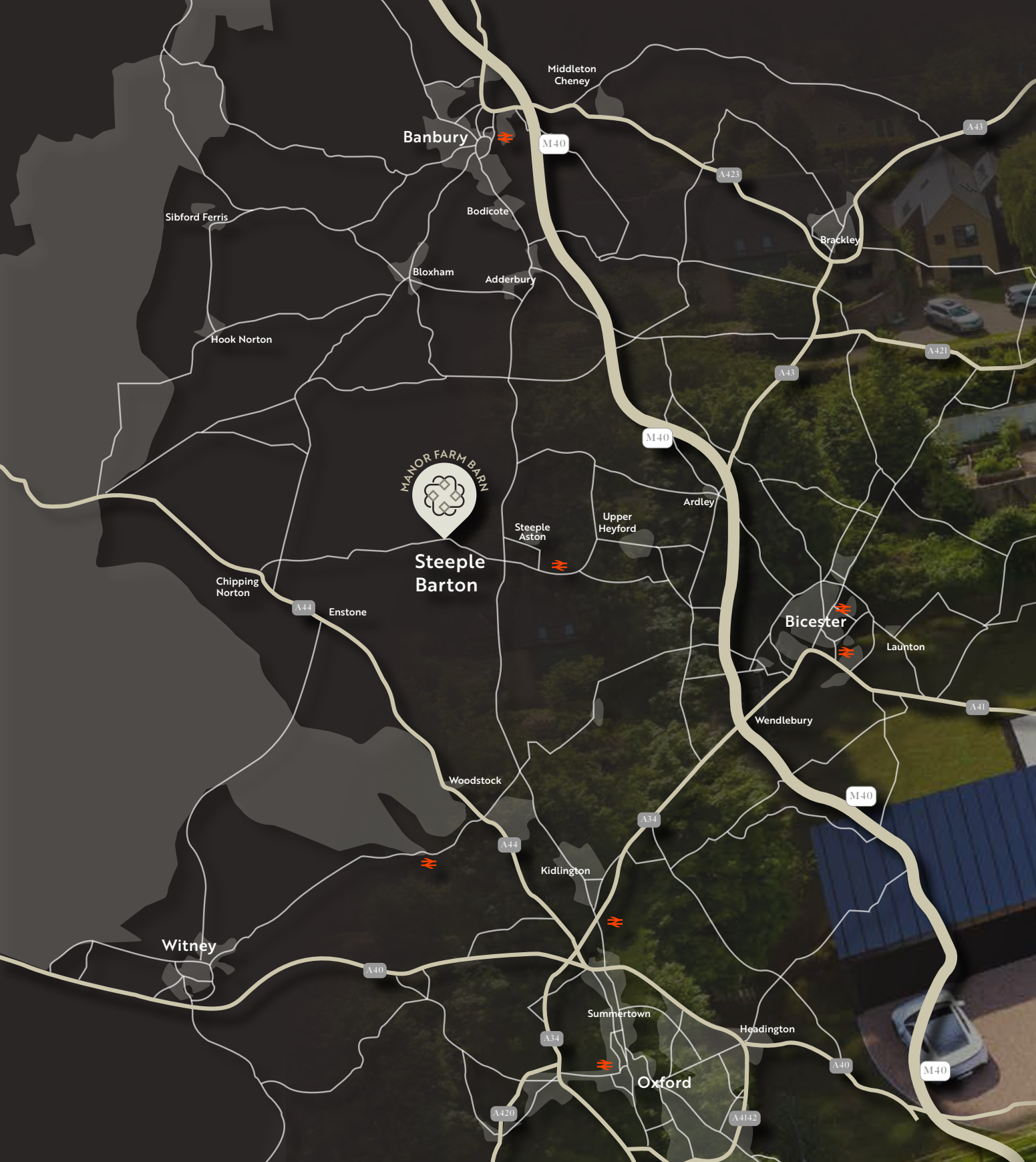
The versatile space above the double garage provides a fantastic environment to work from home, while also providing added privacy for those times when you have guests to stay.

The rear garden is secluded and discreet, with views spanning over the fields to the front.



First Floor

Bed 1	5.54m x 5.70m	18'2" x 18'8"
Bed 2	5.06m x 2.80m	16'7" x 9'2"
Bed 3	5.06m x 2.80m	16'7" x 9'2"
Home Office/ Guest Bed	7.55m x 4.05m	24'9" x 13'3"



Heyford station is a short distance away with connections to Oxford, Banbury and Didcot, whilst Bicester Village and Bicester North stations run frequent service to London Marylebone and Paddington in as little as 50 minutes.





Enter, LC Homes. We have known the company for some years, and their approach to what constitutes good design is different from most.

Each of these houses has been designed with a deliberately fresh mindset, making every home a complete one off. But what's so clever is how the properties all pay homage to the farmyard origins, sharing design cues found in one other while keeping their own identities.

Where other developers look to build variations of the same designs, LC Homes relish the chance to individualise.

lchomes.co.uk



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SCAN QR CODE TO FIND OUT MORE



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