



MANOR  
OXFORD





A unique opportunity to acquire a substantial barn conversion with connecting equestrian facilities and set within approximately 10 acres of fenced paddocks, indoor stables, and an all-weather manege. The Old Byre is located on the edge of the highly regarded Oxfordshire village of Stratton Audley.







## Situation

Stratton Audley is a small village highly regarded within the area. The village has a broad and varied social life centered around the Red Lion public house and the Norman Church. It is only 2 miles from Bicester North station which has fast rail links into London and Birmingham. It is about 2.5 miles north-east of Bicester and about a quarter of a mile south of the A4421 Bicester to Buckingham road.

Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village offers a service to Oxford and to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham.

Bicester itself is an historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets and a Sainsbury's supermarket and cinema



## Description

A fantastic opportunity to purchase a barn conversion with enviable views in an edge of village location, with over ten acres of fenced paddocks, indoor stables, and a manege.

The Old Byre is in an enviable position on the edge of Stratton Audley with views over the surrounding countryside it offers generous living accommodation and with paddocks and stables, it makes for the ideal home for the keen equestrian family.

With exposed beams, vaulted ceilings, and flexible living space the property has much to offer. The sitting room boasts a large feature fireplace with wood burning stove, which makes it perfect for family gatherings and cosy winter evenings.

The kitchen/diner is the "hub" of this unique family home, refurbished and finished to a high specification it is fitted with a range of cream units, integrated appliances all complimented with black granite work surfaces. A curved breakfast bar offers the perfect place to perch with a glass of wine in hand, or a cup of coffee and the large dining area can accommodate a table for ten.





The bedrooms are at the opposite end of the property to the living rooms, each one has vaulted ceilings and solid oak doors. Three of the bedrooms benefit from being en-suite and the master boasts a dressing room. A separate shower room and large utility room complete the ground floor accommodation.

Access to the fourth bedroom on the first floor is via a staircase off the hallway, it potentially lends itself well as a study, teenage room, or even a den.

#### Grounds and Gardens

Outside this impressive family home, a block paved path leads to the front of the property and round to a patio that catches the all-day sun. The garden is mainly laid to lawn and enclosed by hornbeam hedging, without doubt, the views over open farmland add to the feeling of space and a relaxed environment.

The equine facilities include an American barn with seven stables, a w.c. and a storeroom/tack-room. An all-weather menage and fenced paddocks can be accessed both from the yard and a separate gated access off the road, which is ideal for loading lorries and trailers.

In summary, this unique property enjoys a semi-rural position for those seeking tranquility, whilst being a short drive from excellent schools and commuter links to London and Oxford offers the flexibility and scope to be utilised for a number of purposes, subject to planning and would suit those with an interest in horses extremely well.

\*\*\* An additional 8 acres (approx) is available by separate negotiation \*\*\*

#### Soft Fixtures and Fittings

All fixtures, fittings, and furniture such as curtains, light fittings, etc excluded from the sale. Some may be available via separate negotiation.

#### Viewings

By strict appointment through selling agents, Manor Oxford. Telephone: 01865 955500

Email: [info@manoroxford.com](mailto:info@manoroxford.com)



57 Victoria Road  
Oxford  
OX2 7QF

01865 955500

[info@manoroxford.com](mailto:info@manoroxford.com)

[www.manoroxford.com](http://www.manoroxford.com)



MANOR  
OXFORD







MANOR  
OXFORD