



MANOR FARM BARN

WOODSTOCK, OXFORDSHIRE

A stunning Grade II listed barn, in the centre of Old Woodstock

Ground Floor: Kitchen/breakfast room
Dining/sitting room • W/C • Two bedrooms • Bathroom

First Floor: Five bedrooms • Two bath/shower rooms

Annexe: Kitchen/sitting room • Bedroom • Bathroom

Outside: Parking • Garden



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DESCRIPTION

Manor Farm Barn is a wonderfully located conversion in a peaceful location in the centre of Old Woodstock with convenient access to Blenheim Park. Well set back and sheltered from the road, the house offers excellent accommodation as well as an attached one bedroom annexe. The property has scope for improvement although currently offers extensive space. There is a good amount of parking for a few cars and a private garden mainly laid to lawn.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VIEWINGS

Please telephone Butler Sherborn:
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SERVICES

Mains electricity, water and drainage. Gas central heating. Under floor heating on ground floor living area.





Annexe

LOCAL AUTHORITY

West Oxfordshire District Council - T: 01993 702941.

COUNCIL TAX

Band G

EPC

Band E

TENURE

Freehold

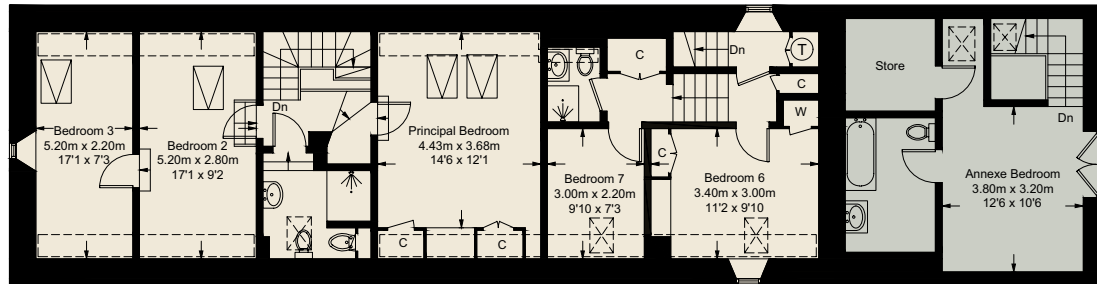
DIRECTIONS (OX20 1XJ)

From Chipping Norton, take the A44 towards Oxford, turn right onto the A44 and continue till you get to Woodstock. Opposite the entrance to the raised part of Manor Road is a gravel driveway. Follow this around to the end to find Manor Farm Barn.

what3words: ///perplexed.prowling.lifted



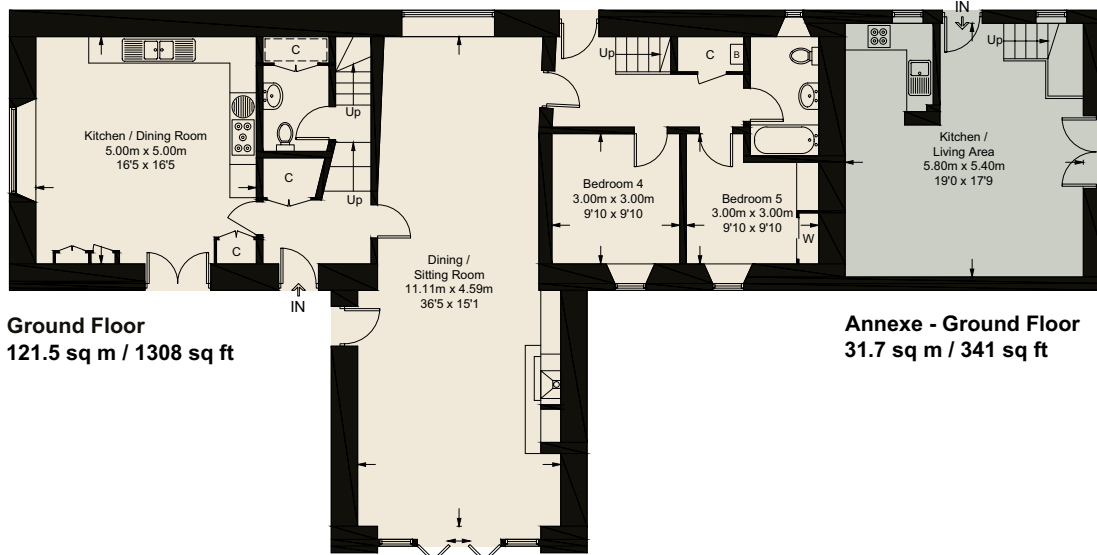
Manor Farm Barn, Woodstock, OX20 1XJ



First Floor
91.4 sq m / 984 sq ft

Annexe - First Floor
31.5 sq m / 339 sq ft

= Reduced headroom below 1.5m / 5'0"



Ground Floor
121.5 sq m / 1308 sq ft

Annexe - Ground Floor
31.7 sq m / 341 sq ft

Approximate Gross Internal Area = 212.9 sq m / 2292 sq ft
Annexe = 63.2 sq m / 680 sq ft
Total = 276.1 sq m / 2972 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1236410)



Towns

Oxford 9.6 miles
Charlbury 9.2 miles



Pubs

The Back Lane Tavern 0.4 miles
The Killingworth Castle 3.2 miles
The Bull 9.3 miles



Schools

Dragon School 7.5 miles
Magdalen College School, Oxford 9.2 miles
Tudor Hall School 16.2 miles



Train station

Hanborough 3.5 miles
Charlbury 9.2 miles



Members Clubs

Estelle Manor 6.5 miles
Soho Farmhouse 11.1 miles.
Daylesford Organic Shop & Spa 18.3 miles





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