

MIDDLE BARN PARK FARM  
AMBROSDEN

# Middle Barn Park Farm, Merton Road

Ambrosden, Bicester, OX25 2LX

Middle Barn is a delightful three-bedroom detached barn conversion full of original features set back from the road in a secluded position within a small development in popular village of Ambrosden.

A standout feature is the impressive kitchen/diner with vaulted ceiling and exposed beams and flagstone flooring. Multiple windows allow for plenty of natural daylight and there is space for a dining table, making it ideal for entertaining.

The living room is a particularly spacious. Two sets of glazed doors on either side open to the garden on one side, and an enclosed courtyard on the other. Wooden flooring runs throughout and into a large double aspect dining room.

Moving upstairs, the main bedrooms comes with a dressing area and ensuite shower room. There are two further double bedrooms and a family bathroom.

The south-east facing garden is a wonderfully private space with a large lawn and two patio areas. The additional courtyard accessible from the kitchen provides a lovely sunny spot. There are two allocated off-road parking spaces within a shared driveway area.

**Guide Price: £575,000**

 3

 3

 2



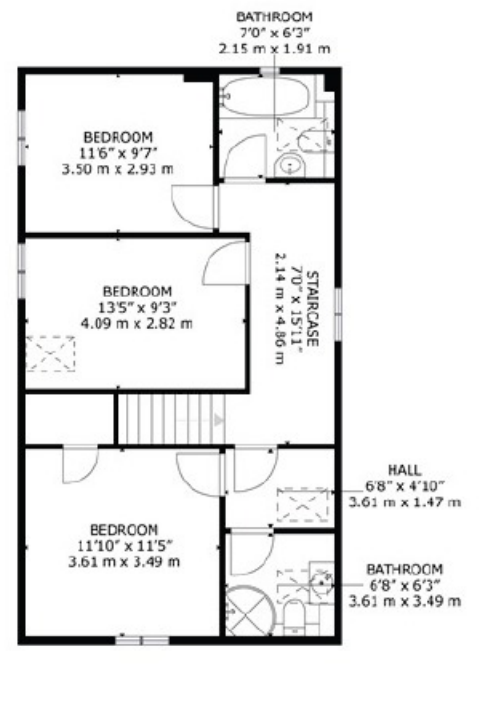
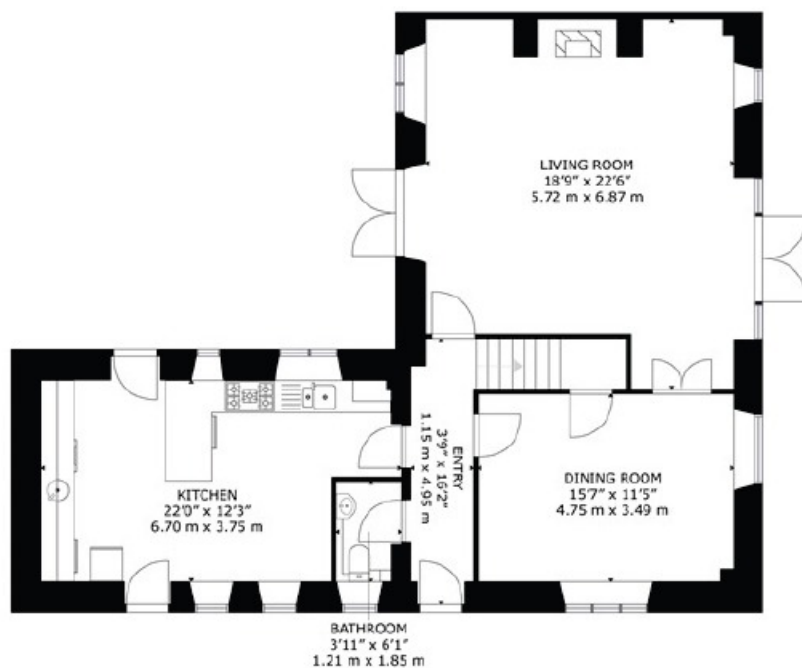
South-east  
Facing











GROSS INTERNAL AREA  
 FLOOR 1: 925 sq.ft, 86 m<sup>2</sup>, FLOOR 2: 645 sq.ft, 60 m<sup>2</sup>  
 TOTAL: 1570 sq.ft, 146 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:** Band E  
**Parking:** 2 off-road spaces  
**Local Authority:** Cherwell District Council

Middle Barn Park Farm Merton Road AMBROSDEN OX25 2LX	Energy rating <b>C</b>
Valid until <b>15 May 2034</b>	Certificate number <b>9652-3038-1205-9404-0200</b>

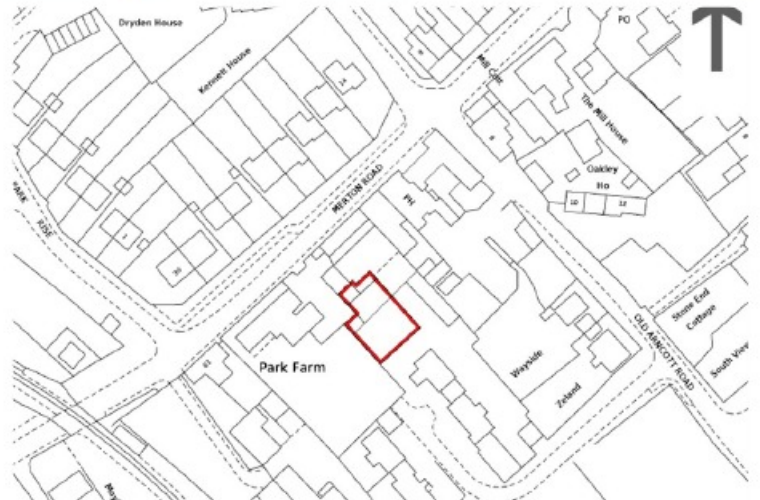
**IMPORTANT NOTICE:** These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



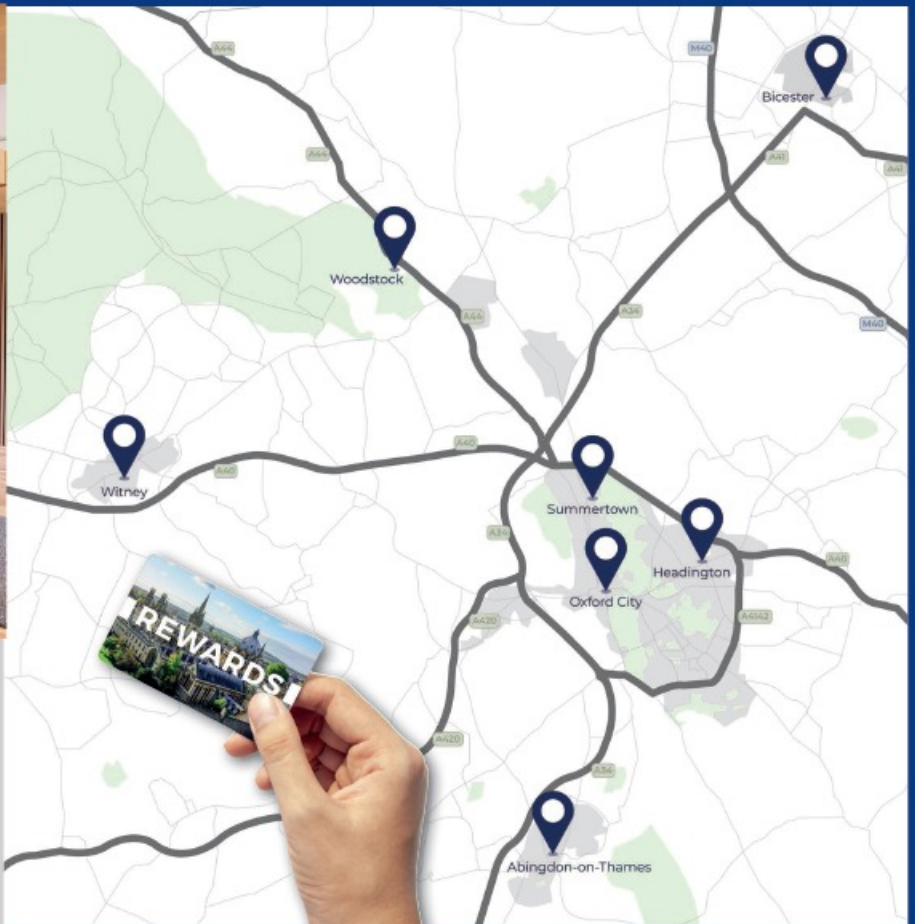
# “Location Comments”

*Ambrosden is a small, peaceful village located in the Cherwell district of North Oxfordshire, 3 miles south of Bicester and 13 miles north of Oxford. Surrounded by rolling fields, the village offers convenient local amenities, including The Turner Arms Pub, a post office, hair salon, and Five Acres Primary School.*

*Good transport links into London via Bicester North railway station and Bicester Village station mean you can be at Marylebone Station in just under an hour.*







## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

### Bicester Sales & Lettings

30 Market Square  
Bicester  
Oxfordshire  
OX26 6AG

t: 01869 242423  
e: bicester@breckon.co.uk



FROM LEFT:  
Ken Cunhao Lin, Maxine Reynolds,  
Laura Conaty

## BRECKON REWARDS

Scan to find out more!



naea  
propertymark

PROTECTED

### Summertown

t: 01865 310300 (sales)  
t: 01865 201111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811881 (sales)  
t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

### Witney

t: 01993 776775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

### New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947