

SPRINGFIELD BARN

BLACK BOURTON, OXFORDSHIRE



Bampton 2 miles, Faringdon 6 miles, Burford 7 miles, Witney 8 miles, Cirencester 19 miles, Oxford 21 miles, Oxford Parkway Station 19 miles (London Marylebone from 55 minutes) Oxford Station 22 miles (London, Paddington from 37 minutes), (all times & distances approximate)

A SUBSTANTIAL DETACHED FOUR-BEDROOM PERIOD STONE BARN WITH AGRICULTURAL OUTBUILDING AND STABLES, MANÈGE, GARDENS AND PADDOCKS, LOCATED ALONG A FARM LANE AND SURROUNDED BY NEIGHBOURING COUNTRYSIDE. IN ALL APPROXIMATELY 4.26 ACRES.



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Ground Floor: Entrance Hall • Drawing Room with Mezzanine Study • Dining Room • Kitchen/Breakfast Room • Cloakroom • Utility Room • Boot room • Bedroom with Living Room • Kitchen Area and Bathroom

First Floor: Principal Bedroom • Dressing Room
Ensuite Bathroom with Sauna • Two Double Bedrooms
Family Shower Room

Outside: Driveway Parking • Barn with Stables • Gardens to all sides • Paddocks • Manège • Double Carport

DESCRIPTION

Originally a working Dairy, Springfield Barn was later converted into a residential dwelling and has been enjoyed and maintained to a high standard by the present owners for the past 16 years. The house exudes many original features such as a vaulted drawing room with impressive floor to ceiling glass windows and doors at each end, exposed beams and stone throughout. Oak flooring in the main reception rooms which give the house a continual flow. A stylish farmhouse kitchen/breakfast room, boot room, utility, cloakroom and ground floor guest suite offers flexible and easy living for both families and guests.

On the first floor an impressive main bedroom enjoys views via a Juliet balcony on to the paddock land to the side, with additional dressing room and vast ensuite bath and shower room with sauna to one end. The two further double bedrooms which enjoy full height ceilings with exposed beams and well fitted shower room which serves both.

OUTSIDE

Outside the house is accessed via a farm lane to electric gates, to the left is a large concrete floored agricultural barn containing five stables at the far end, estate fencing, paddocks and a 60m x 20m manège.



Beyond, the gravel driveway sweeps around to the left in front of the main house, with a beautiful central ornamental pond and fountain. Double carport on the other side, lawned garden with borders to the front of the house and paddock beyond. To the side the lawned garden wraps around with two further paddocks and to the rear a patio terrace and rear gardens, mainly laid to lawn with mature trees and rear hedging, this private rear garden offers excellent sunshine with a south westerly facing aspect.

Springfield Barn is an exceptional property which is tastefully decorated to enhance much of the character and charm, whilst emanating the warmth of a comfortable family home. With surrounding paddocks, ideal as a small holding, for equestrian enthusiasts or families wanting a good degree of space, all of which measures approximately 4.26 acres.

SITUATION & AMENITIES

The ancient village of Black Bourton has a fine medieval Church, The Vines public house, a public tennis court and a vibrant village community. Nearby Bampton offers a supermarket; an award winning butcher and delicatessen; cafes; post office; several pubs; and a medical centre. More comprehensive amenities can be found in Faringdon and Witney and the historic larger centres of Oxford, Cheltenham, and Cirencester are within easy driving distance.

Primary Schools in Clanfield (C of E), Bampton and Alvescot (Ofsted:Good), a highly regarded secondary school at Burford and an excellent choice of independent schools in the area include Hatherop Castle, Cokethorpe and St Hugh's.

Golf at Burford, Wychwood and Witney. Racing at Cheltenham, Newbury and Stratford-upon-Avon. Theatres at Chipping Norton, Oxford, Cheltenham and Stratford-upon-Avon. Boating on The Thames at Lechlade.

SERVICES

Mains water and electricity. Oil central heating. Private Drainage. Fibre broadband available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but 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 quasi-easements 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.

TENURE

Freehold

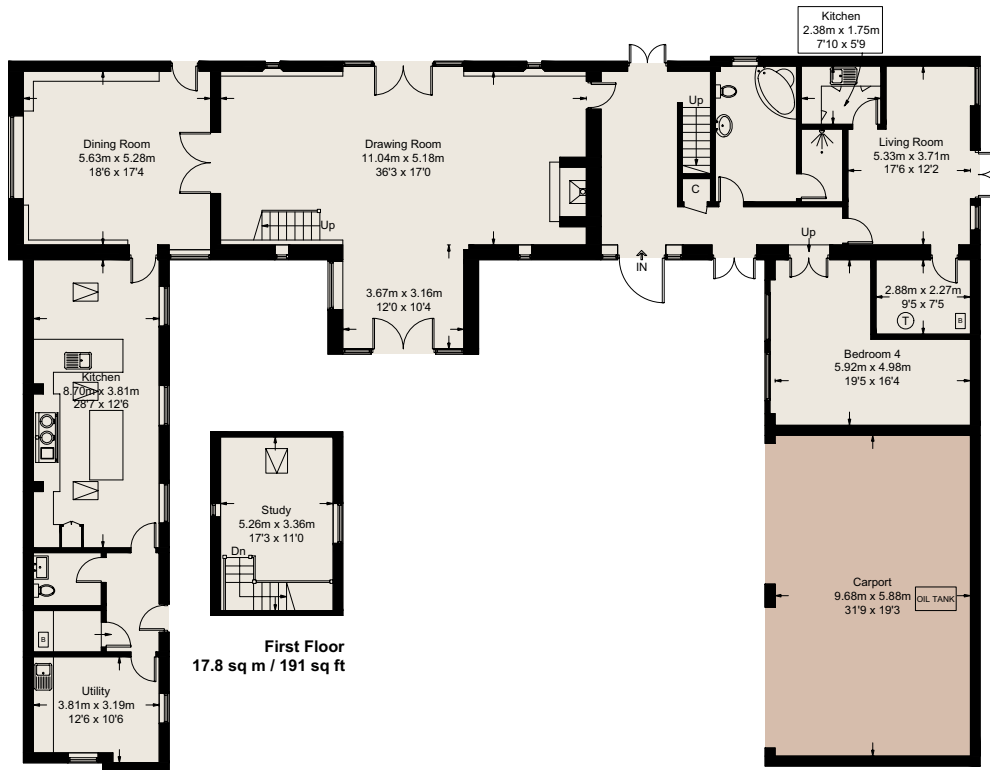
LOCAL AUTHORITY

West Oxfordshire District Council
Church Green
Witney
Oxfordshire
T 01993 861000
W westoxon.gov.uk

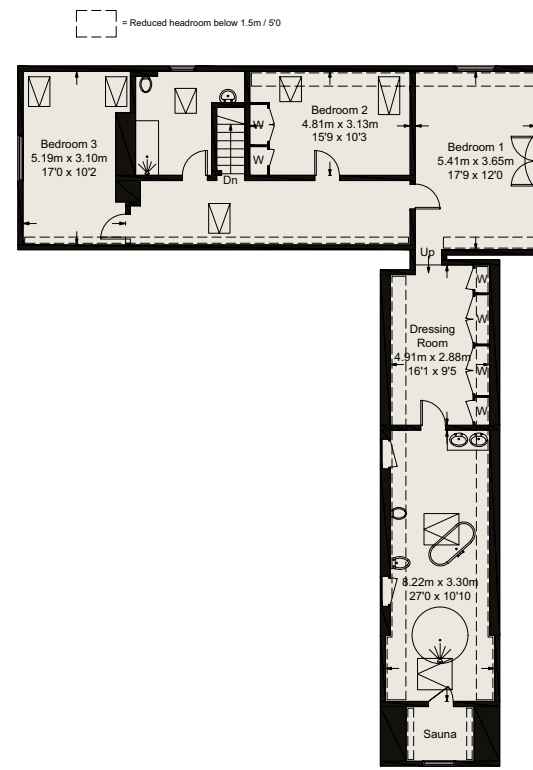
COUNCIL TAX

Band G

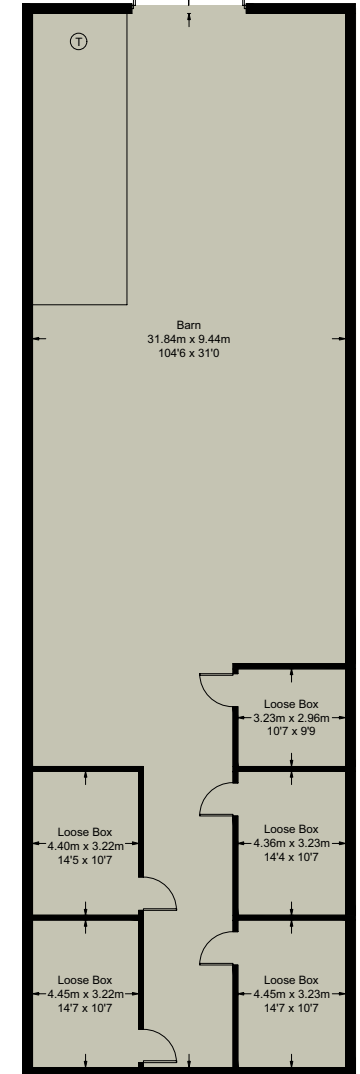




Ground Floor (Excluding Carport)
256.9 sq m / 2765 sq ft



First Floor
126.5 sq m / 1362 sq ft



Barn
301.5 sq m / 3245 sq ft

Approximate Gross Internal Area = 401.2 sq m / 4318 sq ft

Carport = 57.2 sq m / 616 sq ft

Barn = 301.5 sq m / 3245 sq ft

Total = 759.9 sq m / 8179 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1065818)



VIEWINGS

Please telephone Katy or Ben at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E katy@butlersherborn.co.uk or ben@butlersherborn.co.uk

DIRECTIONS (POSTCODE OX18 2PP)

From Burford, take the A361 towards Lechlade, turning left after about 2.5 miles signposted Kencot. After 2 miles turn left at the crossroads then right at the T junction into Alvescot. Drive through Alvescot on entering the village of Black Bourton after approximately ½ a mile, turn left in to Glebe Farm and Springfield Barn can be found at the very end of the lane.

what3words: [///examine.dynamics.buying](https://www.what3words.com////examine.dynamics.buying)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

