



# BARN END HOUSE

WEALD, BAMPTON, OXFORDSHIRE

Burford 8 miles, Cirencester 21 miles, Oxford 22 miles, Witney 6 miles, Oxford Parkway Station 17 miles (London Marylebone from 55 minutes) Didcot Station 21 miles (London, Paddington from 37 minutes) (All times and distances approximate).

**An attractive detached period cottage with additional detached barn, gardens and driveway. Located in the desirable hamlet of Weald.**

**Ground Floor:** Entrance Porch • Kitchen/dining room  
Utility • Cloak room • Sitting room • Study/ Playroom

**First Floor:** Principal bedroom with adjoining bathroom and dressing room \* three further bedrooms \* Family Bathroom

**Outside:** Lawned front garden • Detached stone barn with studio, double garage and one bedroom annex  
Private rear garden • Driveway parking for several vehicles

**Butler**   
**Sherborn**

#### Burford Office

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## DESCRIPTION

Barn End House is a charming, detached period property with spacious accommodation with many original features such as exposed beams, Cotswold stone flooring and feature stone fireplace. Barn End House has been lovingly updated to create a comfortable and inviting family home. The thoughtful renovations include the addition of a study/playroom at the rear of the property, providing extra versatile space for work or leisure. This blend of modern updates and period charm makes it an ideal setting for family living.

## OUTSIDE

One of the standout features of this property is the detached barn. One side is a pretty self contained annex, on the first floor to one side a generous full height artist's studio, offering ample space for creative endeavours. To the other, a separate bedroom and adjoining shower room. Below, a double garage, ideal for secure parking or storage. The house is surrounded by mature, attractive gardens to the front and rear, providing a serene and picturesque setting. With Driveway parking for several vehicles. There is a lean-to at the rear side of the property and a garden shed to the rear, both ideal for storage.



## SITUATION & AMENITIES

Weald is a pretty hamlet on the outskirts of Bampton, a small town which offers an excellent range of local shops, medical surgery, library, primary school and various public houses, together with a fine Parish Church. Extensive and varied shopping and leisure facilities are available in the nearby market towns of Faringdon and Witney, whilst the City of Oxford provides the main shopping and cultural centre for the area. There is excellent schooling in the area including Hatherop Castle and St. Hugh's in Carswell, as well as The Dragon School in Oxford.

## SERVICES

Mains water, electricity, drainage and gas. Broadband. (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 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.

## TENURE

Freehold

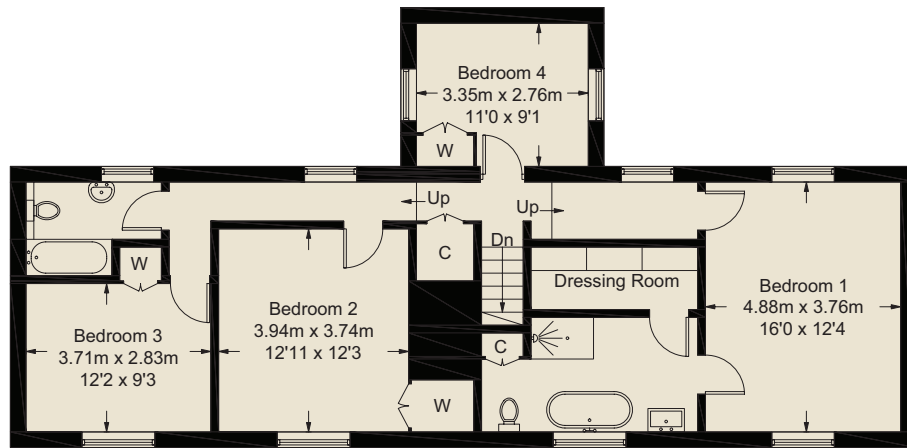


## LOCAL AUTHORITY

West Oxfordshire District Council, Church Green,  
Witney, Oxfordshire. T 01993 861000  
W [westoxon.gov.uk](http://westoxon.gov.uk)

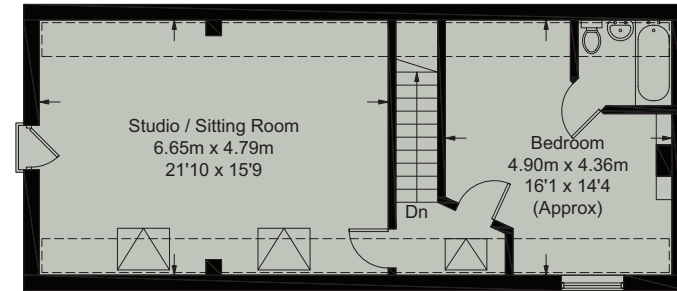
**COUNCIL TAX** Band G



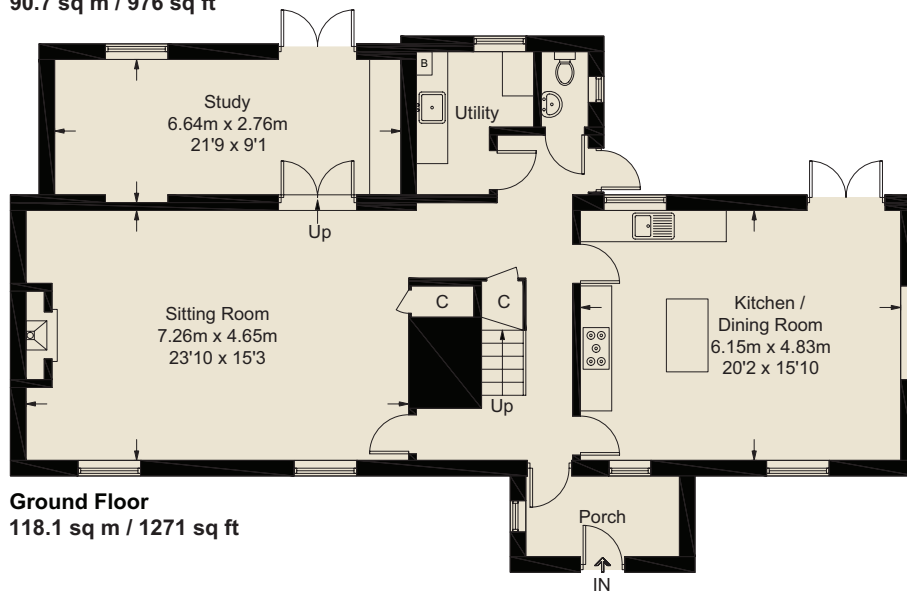


**First Floor**  
90.7 sq m / 976 sq ft

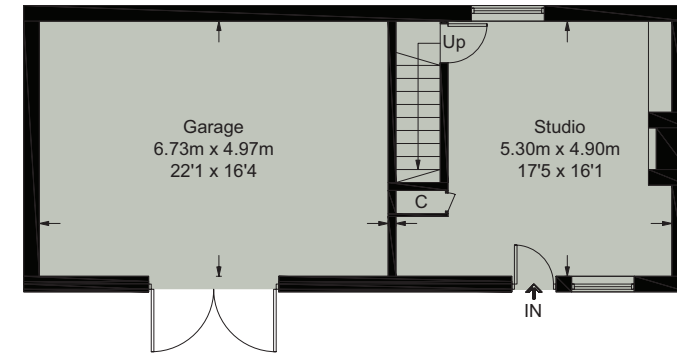
= Reduced headroom below 1.5m / 5'0



**Outbuilding First Floor**  
59.7 sq m / 643 sq ft



**Ground Floor**  
118.1 sq m / 1271 sq ft



**Outbuilding Ground Floor**  
60.0 sq m / 646 sq ft

Approximate Gross Internal Area = 207.7 sq m / 2236 sq ft  
 Outbuilding = 119.7 sq m / 1289 sq ft  
 Total = 327.4 sq m / 3525 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1116230)

## VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)

## DIRECTIONS (Postcode OX18 2HL)

From Burford take the A40 in the direction of Oxford. After 1.9 miles turn right, signposted Brize Norton. Follow this road and at the staggered crossroads proceed straight across into Brize Norton village. Turn right at the T-junction towards Bampton and Carterton and proceed over the mini roundabout towards Bampton on the A4095 for approximately 3 miles. On entering Bampton, cross over the mini roundabout into Bridge Street. After 0.3 miles turn left into Weald Street and Barn End House can be found on the left hand side.

**what3words:** ///annotated.youthful.stirs



### Pubs

Fleur De Lys, Bampton 0.4 miles  
The Double Red Duke, Clanfield 1.9 miles



### Schools

Bampton CE Primary School 0.9 miles  
St Hugh's School 5.3 miles



### Train stations

Oxford parkway 17 miles  
Didcot 21 miles

**Butler**   
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