

# EDMONDS BARN

ALVESCOT, OXFORDSHIRE





A Grade II Listed four-bedroom semi-detached Barn Conversion with delightful rear garden, ample parking and detached one-bedroom cottage to the rear, situated in the desirable village of Alvescot

**Ground Floor:** Entrance Hall/Snug • Sitting Room  
Kitchen/Breakfast Room • Dining Room • Study  
Cloak Room

**First Floor:** Principal Bedroom with adjoining bathroom  
Two Further Bedrooms • Family Bathroom

**Second Floor:** Bedroom • Bathroom  
Storage Room/Wardrobe

**Outside:** Landscaped Garden • Patio Terrace  
Sun decking area • Garden Lodge • One-Bedroom  
Cottage • Ample parking to the front • Garage

**Butler**   
**Sherborn**

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## DESCRIPTION

Believed to have dating back to 18th Century and once a livestock barn, Edmonds Barn is now a comfortable and stylish family home with many original features such as exposed stone, original beams, full height original barn window with generous proportions and prominent frontage. Additionally, the current owners have lived and enjoyed the barn for the past 15 years and added to the living space by creating a formal dining room overlooking the rear garden, upgrading the kitchen and bathrooms throughout. The rear garden is beautifully landscaped with patio terrace, well stocked borders and lawned area, bound by Cotswold stone walling with the self-contained one-bedroom cottage with adjoining garage/store, ideal as additional accommodation or as a rental. To the other side, a covered oak framed entertaining space with open fireplace, ideal as a garden retreat and in between a terrace capturing the afternoon sun. With ample parking to the front of the property, Edmonds Barn offers an ideal package as a thriving family home, or flexible weekend retreat.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating. 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 particulars are included in the sale. Some additional items may be available by separate negotiation.

## TENURE

Freehold







Annexe



## 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.

## LOCAL AUTHORITY

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

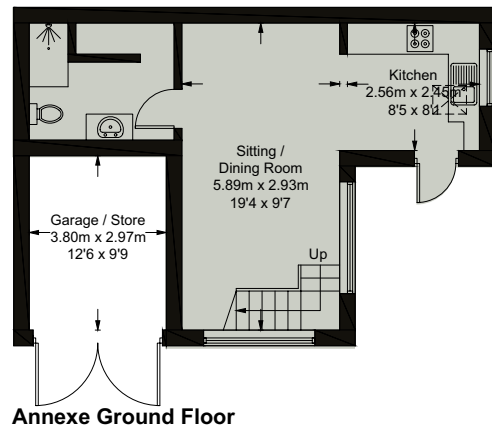
**COUNCIL TAX:** Band G

## VIEWINGS

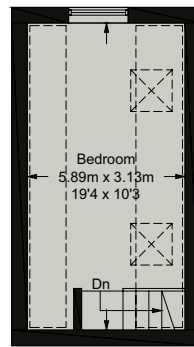
Please telephone Katy at Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E [katy@butlersherborn.co.uk](mailto:katy@butlersherborn.co.uk)



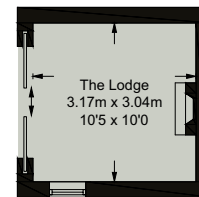
# Edmonds Barn, Main Road, Alvescot OX18 2PU



Annexe Ground Floor



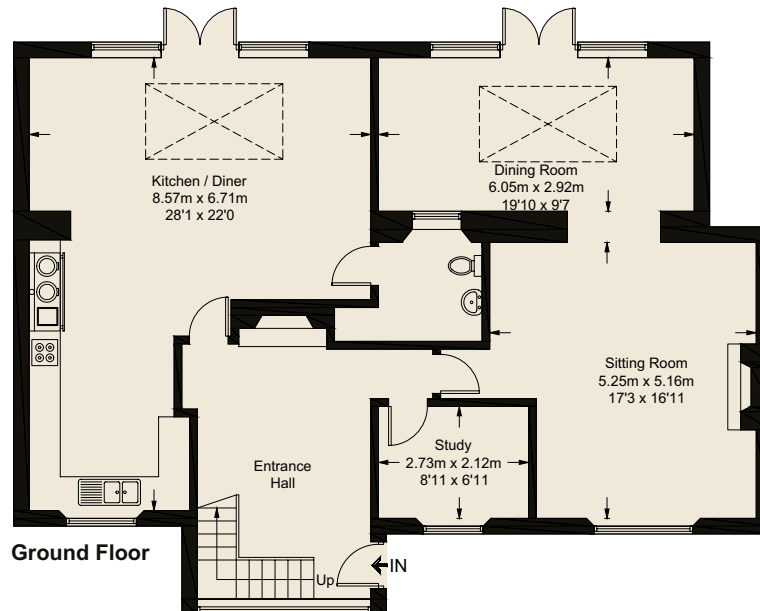
Annexe First Floor



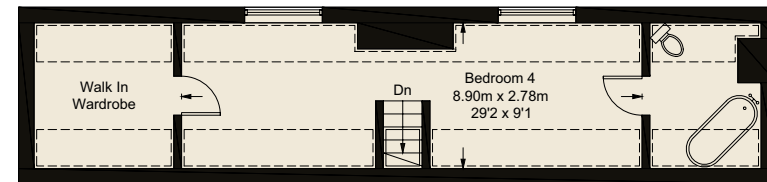
(Not Shown In Actual Location / Orientation)

Outbuilding

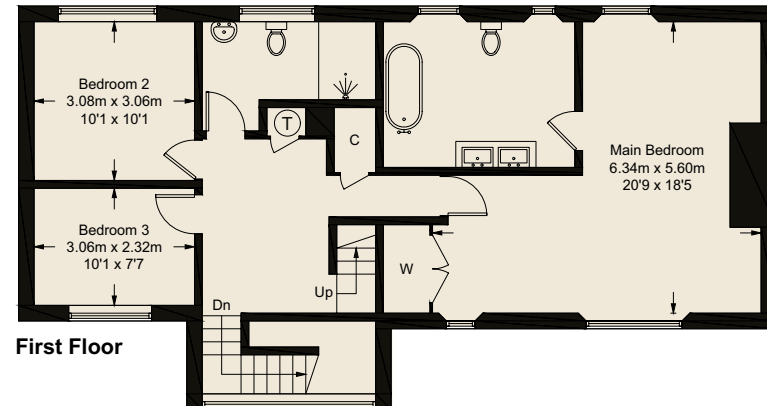
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

Approximate Gross Internal Area = 245.7 sq m / 2644 sq ft

Annexe = 48.7 sq m / 524 sq ft

Outbuilding & Garage / Store = 18.9 sq m / 203 sq ft

Total = 313.3 sq m / 3371 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1186849)

## DIRECTIONS (OX18 2PU)

From Burford take the A361 towards Lechlade and after approximately 3 miles turn left signposted to Kencot and Broadwell. Continue along this road for two miles and at the junction turn left to Alvescot and after a short distance turn right into the village. On entering Alvescot, Edmonds Barn can be found on the left hand side.

**what3words:** ///altitude.mainland.dreading

### Pubs



The Plough, Alvescot –  
within walking distance  
The Double Red Duke, Clanfield – 2.2 miles

### Schools



St Peter's School, Alvescot –  
within walking distance  
Burford Schools – 6 miles  
St Hugh's School, Carswell – 8.1 miles



### Train station

Charlbury – 14.6 miles  
Oxford – 20 miles



### Members Clubs

Estelle Manor – 14.5 miles  
Soho Farmhouse – 23.2 miles  
Daylesford Farmhouse 18.2 miles

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