



Barn Piece, Station Road  
Shipton-under-Wychwood | Chipping Norton | Oxfordshire | OX7 6BQ

FINE & COUNTRY

# BARN PIECE

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*Barn Piece is a stylish and practical detached home, hidden away in the heart of the sought-after Cotswold village of Shipton Under Wychwood in Oxfordshire.*

### Accommodation Summary

This superb four-bedroom detached home is perfectly placed in a picturesque location with a sunny garden and electric gates, providing both security and privacy. At over 2,400 sq. ft, this is a stunning home of grand proportions with an elegant and sleek finish that could lend itself equally to a busy family home or a luxurious countryside retreat. This property has been beautifully designed with a wonderful flow between the rooms, with open spaces for family and friends to gather and quieter corners to work or study.

The heart of the home lies on the ground floor, with a stunning kitchen opening up to a super garden room on one side and the formal dining room to the other, offering the option for a large entertaining space between the three rooms, or individual spaces to relax and dine. The separate sitting room at the front of the property is a generous yet cosier space with a wood burning stove and views of the front garden. Additionally on the ground floor is a large utility / boot room with access to the garden and a cloakroom

Upstairs, the property boasts four generously sized bedrooms, including a luxurious primary bedroom suite with ensuite shower room. There are three further bedrooms and a modern family bathroom.

Outside, the property features a beautifully landscaped garden, designed to make the most of the sunny South-West aspect. The garden offers plenty of space for outdoor entertaining, with a large patio area and lawn. There are some wonderful trees and shrubs offering colour throughout the year, and a fantastic garden office / studio with power and wifi.

Overall, this modern and stylish detached family home is perfect for those seeking a luxurious and comfortable lifestyle in a prime village location, with countryside and amenities on your doorstep.



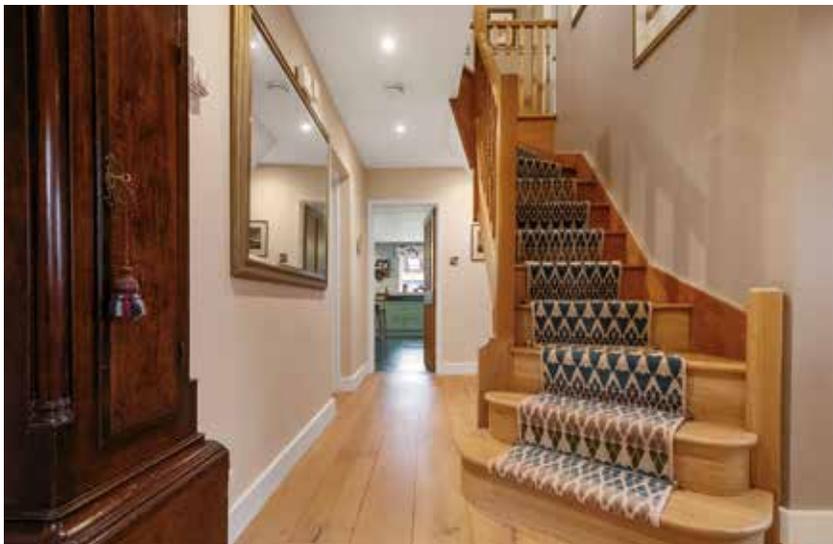
## Ground Floor

As you step through the front door, this property will charm you instantly. There is a welcoming entrance hall leading to the sitting room at the front and the kitchen / dining / family space at the rear.

The property is finished to an exceptional standard and has been designed with an open-plan feel at the back of the property to bring the whole family together but there are also options to be tucked away from the hustle and bustle and find quieter corners to relax or work.

The kitchen is super - a contemporary yet practical space with high quality fitted appliances, a central island, under floor heating access to the garden room and the dining room. This can be a fantastic open plan space, perfect for entertaining, but can also be separated in to smaller, cosy rooms. The garden room is a wonderful addition, with beautiful vaulted glass ceiling, wood burning stove, underfloor heating and views of the garden. There is also a super sitting room with wood burning stove at the front of the property.

Additionally on the ground floor, there is a generous utility/boot room with door to the garden, a cloakroom and access to the adjoining garage.















## First Floor

Stairs rise from the entrance hall to the first floor, where the quality and neutral décor continue throughout, without compromise. There is an impressive primary suite with fitted wardrobes and contemporary shower room. There are three further bedrooms and a modern family bathroom.











## Step Outside

Barn Piece is set back from a no-through road, behind electric gates with a pretty front garden and a large driveway for 3 cars, giving access to the garage adjoining the property.

The South-West facing rear garden is a true haven and a superb extension to the style of the house, beautifully designed to make the most of the space throughout the year. The garden is perfect for keen gardeners, little explorers and al fresco dining with a wonderful patio area, large lawn area, pond and a variety of shrubs and trees offering colour and wildlife through the seasons. At the bottom of the garden is a super garden office with power and Wi-Fi, perfect for working from home or as a studio / gym.







# LOCATION

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Shipton Under Wychwood is a charming Cotswold Village, peppered with unique and characterful homes, with glorious surrounding countryside and a thriving community. Alongside the neighbouring Milton Under Wychwood, the villages have a highly regarded Primary School, village shop, café, pub, Doctors surgery, dentist, vets and so much more, as well as beautiful walks all on your doorstep, and even more to explore and enjoy in the neighbouring villages.

The Wychwoods are a network of wonderful villages and communities, all with beautiful surroundings, great amenities and sports clubs, and charming pubs and restaurants. There are some great school options here too. As well as the popular Wychwood Primary School, Windrush Valley School is just 3 miles away and Kingham Hill is just 7 miles away, with a school bus from the village. The village is also very well placed for access to some of the County's most sought-after State Senior Schools, with Burford School just 6 miles away and Cotswold School just 10 miles away in Bourton on the Water.

The Wychwoods are perfectly placed in the heart of the Cotswolds between Burford (5 miles) and Chipping Norton (8 miles) and the list of places to visit and enjoy within minutes of your doorstep is endless. London is also within easy reach as Kingham Train Station is less than 5 miles away, with its direct link to London Paddington.

Shipton Under Wychwood is a village where you can enjoy all of the peace, beauty and fresh air of the Cotswolds, and be part of an active village community should you wish.

## Directions

Postcode: OX7 6BQ / what3words: handed.define.feasting





### Services, Utilities & Property Information

Mains gas, water, drainage and electricity.

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps

### Special Notes

There are covenants on the property – please speak with the agent for further information. The property has a flood history. Please speak with agent for more information on the property's history and the subsequent works and preventative measures that are now in place.

The property is situated in a conservation area.

Construction Type – Standard - Cotswold Stone

There is 1 parking space available in the garage, and approximately 3 off-road parking spaces.

Tenure – Freehold

### Local Authority

West Oxfordshire District Council

Council Tax Band F

### Viewing Arrangements

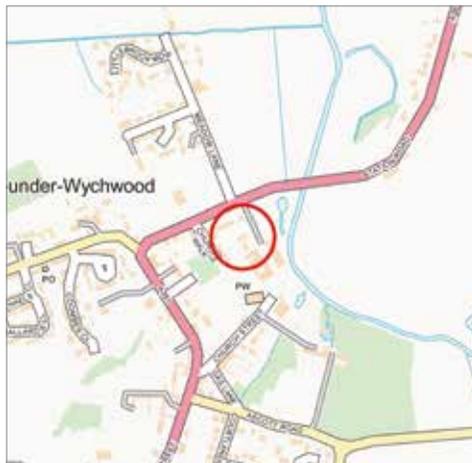
Strictly via the vendors sole agents Fine & Country on 01608 619 919.

### Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

### Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only





GROUND FLOOR

FIRST FLOOR



OFFICE

GROSS INTERNAL AREA: 2446 sq ft, 36 m2  
 LOW CEILINGS TOTAL: 42 sq ft, 4 m2

**OVERALL TOTALS: 2488 sq ft, 40 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Council Tax Band: F  
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.01.2024







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Emma is the Associate Partner for Fine & Country in Oxfordshire & the Cotswolds. She lives in the Cotswolds with her husband, children and two dogs. She is completely immersed in, and passionate about, the area she lives and works in and is perfectly placed to advise you on all aspects of moving to and within the area.

Emma has a depth of knowledge and experience from 19 years of working in the property industry as an Estate Agent in Oxfordshire and the Cotswolds. She has run highly successful businesses during changing and challenging markets, training her staff to her own exacting standards and creating a reputation as an honest and reliable professional who will guide you through the whole process and get you the best result for the circumstances.

Emma is dedicated to providing exemplary service throughout the whole buying and selling journey, offering expert and honest advice and developing long term relationships as a trusted advisor and friend to her clients.

YOU CAN FOLLOW EMMA ON



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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