



Box Barn

Marsh Gibbon | Bicester | Oxfordshire | OX27 0HJ



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Williams Properties would like to welcome to the market this superb three bedroom barn conversion in the sought after village of Marsh Gibbon, Bicester. The property is in great condition and benefits from character features throughout such as wooden beams and exposed brick walls throughout. Accommodation comprises of a kitchen/diner, downstairs cloakroom, utility, three double bedrooms, a family bedroom & en suite. Outside consists of driveway parking for multiple vehicles, an outbuilding with three sections, a double garage with a further bedroom/reception room, en suite above and a generously sized enclosed rear garden. Viewings are highly recommended on this stunning property.

Offers in excess of £900,000

Marsh Gibbon

Marsh Gibbon is a picturesque village set on the outskirts of Buckinghamshire, near Oxfordshire. The village consists of period houses and cottages with some farm houses. There are two public houses within walking distance. The village consists of local sports clubs, including a cricket team, football team and tennis club. The surrounding towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet and Aylesbury. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections to London Marylebone can be found at Aylesbury.

Council Tax

Band G

Local Authority

Buckinghamshire Council

Services

All main services available

Kitchen / Diner

Enter through the front door into the kitchen side of the open plan kitchen/diner, comprised of tiled flooring, spotlights to the ceiling, a window to the side aspect, a range of wall and base mounted units with an integrated high spec appliances including a double oven, induction hob, fridge/freezer, sink with a Quooker hot water tap, footwell lighting and cupboard downlighting, dishwasher and undercounter space for barstools.

The dining side is complemented by parallel windows to the front and rear aspects with doors, elevated ceiling with a first floor walkway across and spotlights fitted, stairs rising to the first floor, a door to the utility and open plan access to the lounge.





- Stunning Barn Conversion
- Three/Four Double Bedrooms
- Open Plan Kitchen / Diner
- Underfloor Heating Throughout Both Floors
- Double Garage With Bedroom/Reception Room Above
- Generously Sized Enclosed Rear Garden
- Popular Village Location
- Air Source Heat Pump & Solar Panels

Utility Room

This utility room is comprised of tiled flooring, a wall mounted unit with a countertop and space beneath for white goods, spotlights to the ceiling, a window to the front aspect and door to the downstairs cloakroom

Cloakroom

This downstairs cloakroom, accessible from the utility features tiled flooring, a pendant light to the ceiling, a hand wash basin with a mixer tap integrated into a floating vanity unit and a low level w/c.

Living Room

This living room is comprised of carpeted flooring, two pendant lights to the ceiling, windows to the front and rear aspect, doorway to the master bedroom, open plan access to the kitchen/diner and ample space for a range of living room furniture.

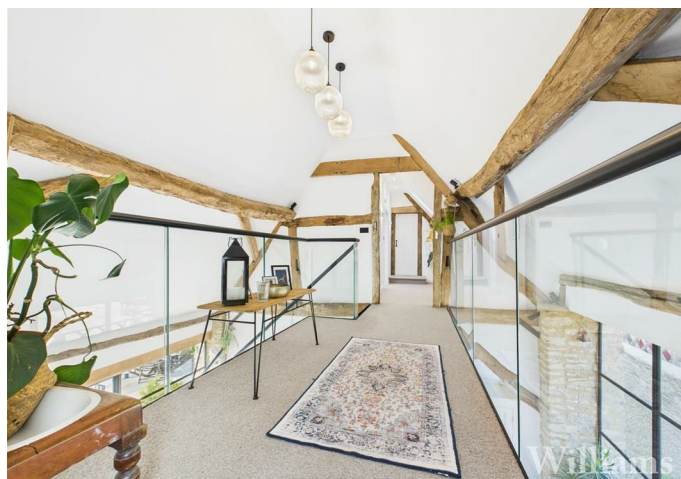
Master Bedroom & En Suite

This master bedroom is comprised of carpeted flooring, a glass door to the enclosed rear aspect, two integrated double wardrobes, pendant light to the ceiling and a sliding door to the en suite. Space for a king sized bed and other bedroom furniture.

This en suite shower room is comprised of tiled flooring, window to the front aspect, low level w/c, hand wash basin with a mixer tap integrated into a floating vanity unit, spotlights to the ceiling and an enclosed shower unit.

Landing

This first floor landing is comprised of two parts, one features glass railings, overlooking the dining room and features pendant lights to the ceiling. The second with a skylight window to the front, wall mounted lights, spotlights to the ceiling and sliding doors to eaves storage. Both feature carpeted flooring and doors to two double bedrooms and the family bathroom



The property is located in a good position close to the A41 with easy and direct access into Bicester and towards Oxford, with Aylesbury in the opposite direction. A large range of shopping and leisure facilities can be found in nearby Bicester, as well as amenities including two train stations with links into Central London.



Bedroom
This bedroom features carpeted flooring, a pendant light to the ceiling, two windows to the side aspect, skylight windows to the rear, eaves storage and space for a double bed and other bedroom furniture.

Bathroom
This family bathroom features tiled flooring, spotlights to the ceiling, a panelled bathtub with a mixer tap, a hand wash basin with a mixer tap integrated into a floating vanity unit, a low level w/c and skylight windows to the rear.

Bedroom
This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, skylight window to the rear, oriel window to the side aspect, door to eaves storage and space for a double bed and other bedroom furniture.

Outbuilding
This outbuilding is separated into three sections, the first is being utilized as a home office and is comprised of wood effect flooring, Wifi, an A/C unit with hot and cold heating, dual aspect windows to the front and side aspects, doors to two storage cupboards and studio spotlights to the ceiling. The second is being used as a gym and features a window to the front aspect, rubber flooring, Wifi, A/C unit with hot and cold heating and a studio spotlight to the ceiling. The third can be used as storage space/workshop with fitted lights to the walls and concrete flooring.

Garage & Bedroom/Reception Room
This double garage features two electric up and over doors, solar panels to the room with potential for a storage battery, parking for two vehicles, lights, electricity and stairs rising to the first floor. There is a bedroom/reception room above with two skylight windows to the front, an electric wall mounted heater and en suite with tiled flooring, window to the side aspect, hand wash basin with a mixer tap, low level w/c and fitted light to the ceiling.

Driveway
There is a shingle driveway ahead of the garage with space for multiple vehicles.

Buyer Notes
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
In accordance with the 1979 Estate Agents Act, we confirm the seller is a relative of an employee of Williams Properties.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0 Building 1	Floor 1 Building 1	
Floor 0 Building 2	Floor 1 Building 2	Approximate total area^m 2575 ft² 239.4 m² Reduced headroom 164 ft² 15.2 m²
Floor 0 Building 3		(1) Excluding balconies and terraces Reduced headroom Below 5 ft/1.5 m Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.