



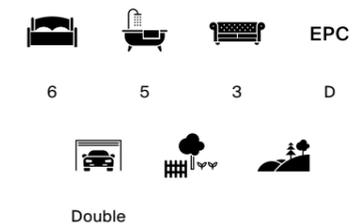
## WAYLANDS BARN

Fernham, Oxfordshire



## A STUNNING SIX BEDROOM BARN CONVERSION WITH BREATHTAKING VIEWS

Nestled in the sought-after village of Fernham, this modern six bedroom home boasts far-reaching countryside views. Set down a quiet country lane, the property offers ample parking and ultimate privacy with its own annexe.



Local Authority: Vale of the White Horse Council

Council Tax band: G

Tenure: Freehold

Services: Mains gas, water & electricity, mains drainage.

Post Code: SN7 7NZ

What3Words: ///outlast.eggplants.tape

## WAYLANDS BARN: A CONTEMPORARY COUNTRY HAVEN

Offered for the first time in almost two decades, Waylands Barn is a remarkable modern residence boasting spectacular views of the surrounding countryside, including the iconic Uffington White Horse. This home features underfloor heating, integrated lighting and versatile self-contained accommodation, perfect for guests or tenants. The property is complemented by well-maintained gardens and an additional acre of paddock, making it a rare opportunity to acquire a large, contemporary home in a peaceful rural location.

Located at the end of a private road in Fernham, Waylands Barn offers six generous bedrooms, including two on the ground floor for ease of access. The expansive living areas are characterized by high ceilings, exposed beams and numerous windows, harmoniously blending modern elements with rustic appeal. A spacious double garage and gravel courtyard provide ample parking space.

At the heart of the home is the 1,100 sq ft sitting room, where high ceilings and large windows, along with French doors, fill the space with natural light. The adjacent TV room offers flexible living options. The Bulthaup kitchen features a striking 9-meter glass wall that opens up to panoramic views of the countryside, creating an ideal space for both cooking and entertaining.

The principal bedroom suite enjoys magnificent views of White Horse Hill, with its own private patio and a luxurious en suite bathroom. The other bedrooms, including two with en suite bathrooms, are thoughtfully designed with ample storage and contemporary finishes.







The self-contained annexe, with its own entrance, includes a modern kitchen, open-plan living area and a double bedroom with an en-suite bathroom. It offers an excellent space for multi-generational living or as a guest suite.



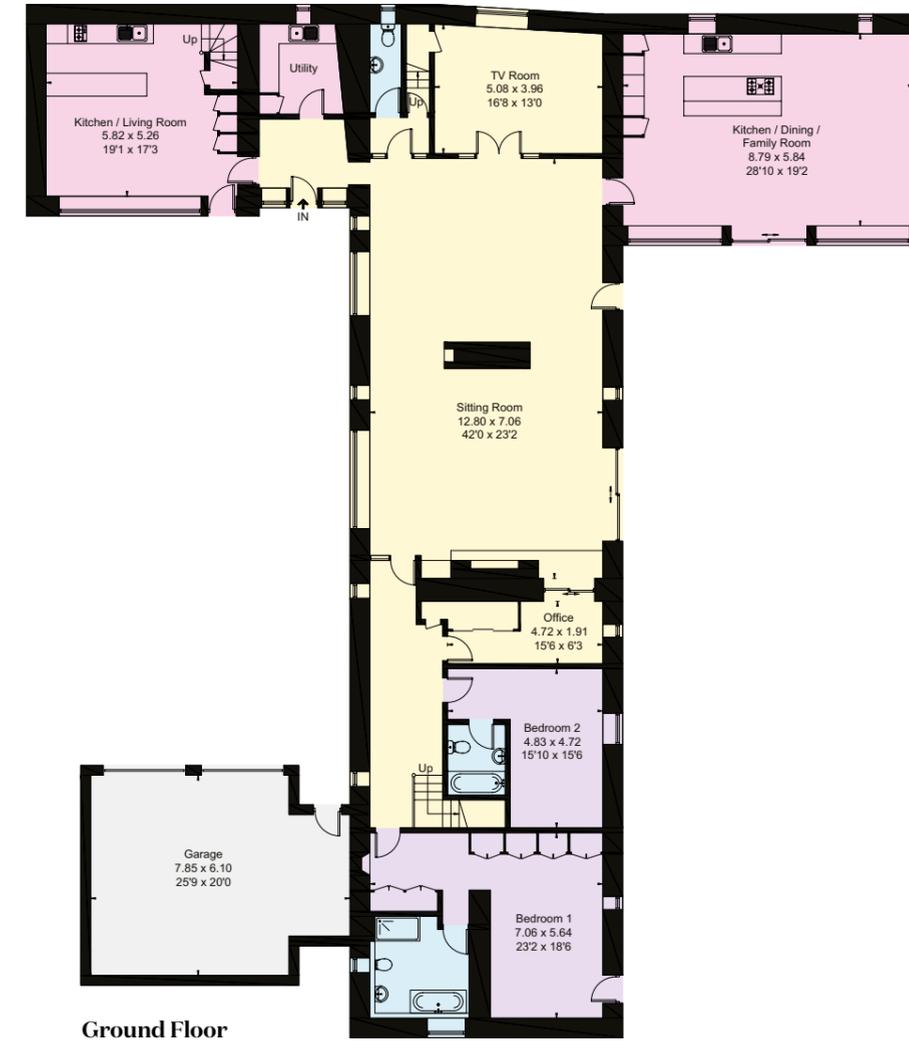


The beautifully landscaped gardens are home to manicured lawns, mature flowers and a tranquil pergola. Additionally, an acre of wildflower meadow provides a peaceful escape with breathtaking views of the surrounding countryside.

## SITUATION

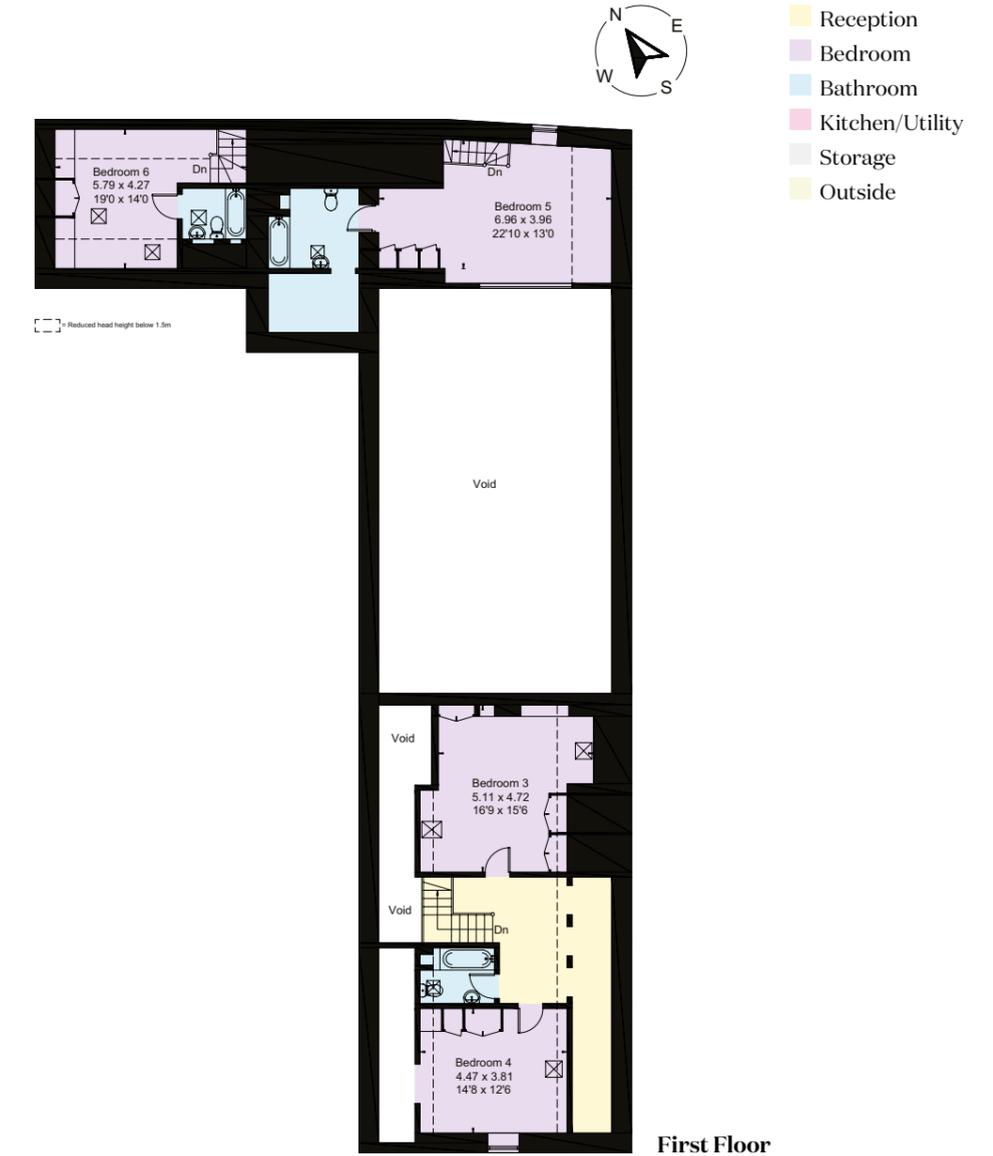
Situated in the charming village of Fernham, Waylands Barn is within easy reach of local amenities, including the village pub, The Woodman, and popular walking routes such as The Ridgeway. Faringdon, just 2 miles away, offers shopping options such as Waitrose, Tesco and Aldi.

The property is close to outstanding primary and secondary schools, with renowned private schools nearby. For commuting, Swindon (20 minutes away) and Didcot Parkway (30 minutes away) offer rail services to London, with journey times to Paddington of 50 and 40 minutes, respectively.



Ground Floor

Approximate Gross Internal Area = 420.3 sq m / 4,524 sq ft (Excluding Void)  
 Garage = 43.0 sq m / 463 sq ft  
 Limited Use Area = 38.1 sq m / 410 sq ft  
 Total = 501.4 sq m / 5,397 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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