



Orchard Barn  
East Hendred | Wantage | Oxfordshire | OX12 8JW

# ORCHARD BARN

*Orchard Barn is a beautifully considered Grade II listed four bedroom, three bathroom contemporary conversion by Spratley Studios, completed in 2010. Originally dating back to the early 1800's the barn has been converted into an attractive contemporary home. The property has been sympathetically transformed, blending modern and traditional materials with underfloor zoned heating throughout.*





Orchard Barn is a beautifully considered Grade II listed four double bedroom thatched barn, having undergone an extensive re-design and build in 2010 by Spratley Studios. This stunning contemporary home now offers highly specified accommodation throughout. Originally dating back to the early 1800's the property has been sympathetically transformed using the original features and enhancing them in a complementary way giving the advantages of modern amenities such as zoned underfloor gas heating (wet system). There is also a very useful ground floor double bedroom with en-suite facilities and direct access to the garden. There is either limestone or oak flooring downstairs, with details such as oak skirting and architraves, a pressurised water system and modern lighting. All windows and doors to the outside are painted solid wood except the front door which is solid oak. The private walled southerly facing terrace is sheltered, with flower beds and lawn. Parking on road to front.



# KEY FEATURES

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## Ground Floor

Enter the property into the light and spacious 20ft entrance hall with limestone flooring, subtle recessed lighting, spacious cloakroom, and separate cloak cupboard. A unique glass wall and sliding door leads to the impressive contemporary kitchen / breakfast / dining room, which overlooks the mature garden. With limestone floors and Miele appliances, (dishwasher, gas hob, and ovens), and a central kitchen island unit with Hi-Max worksurfaces to one side, the more formal dining area of the room offers plenty of space for a large dining room table.

Double fully glazed doors lead directly out to the garden, flooding the kitchen with light as you cook or work. Additional space for a washing machine and tumble dryer, along with a single sink and the central heating gas boiler are found within the utility room.

A door from the kitchen / breakfast / dining room leads to a ground floor double bedroom / study / family room with a useful cupboard/wardrobe and a luxury en-suite shower room with Minoli tiled floor and walls, Duravit fixtures and chrome heated towel rail. This bright room has direct access to the terrace via a 'stable door'.

Double oak doors from the dining end of the kitchen / breakfast / dining space open to an impressive 27ft living room with exposed oak frame, and double height ceilings to one end, where there is a contemporary Bell fireplace which doubles as an open fire or wood burner, providing a focal point for winter evenings. This room has oak floors and a bespoke wall cabinet/bookcase. A lovely feature of this home is the amount of natural light which floods the property, and the tall bi-fold doors give access to the sheltered south facing private terrace, (which is not overlooked from any side), and the established, well planted garden. The terrace runs the full length of the property which benefits eating outdoors or simply reading a good book with a coffee at the weekend.

## First Floor

A 'floating' handmade oak and glass staircase leads to the first-floor accommodation which has been designed to celebrate sympathetically the original oak beam structure. The landing has an airing cupboard with pressurised heating system. The main double bedroom, full height with exposed beams, is a self-contained suite with oak glazed double wardrobes, and bespoke hand-crafted storage drawers and cupboards which use the additional depth of the roof pitch. A luxury en-suite shower room cleverly uses a low-level window to capture the natural light and features a double wet room style shower (with rain shower and handheld shower), vanity unit with twin hand wash basins, heated chrome towel rail and Minoli tiled floors and walls.

Two further double bedrooms, one with vaulted oak framed ceilings and a small dressing room, and another with generous windows over the garden, are also on the first floor. Both of these bedrooms are served by a contemporary family bathroom with bath, hand wash basin, WC, Minoli tiled floors and heated chrome towel rail.

Discreet, accent lighting to the stairs on the landing helps create a stunning space with the right balance of traditional oak framework exposed, and contemporary materials, neither one overpowering the other.









# SELLER INSIGHT

“We were moving from a beautiful previous home to Oxfordshire for work and were delighted to find somewhere just as lovely in this corner of Oxfordshire,” say the current owners of the exquisitely appointed Orchard Barn. “East Hendred in particular is gorgeous and hard to equal. We needed a village that was convenient for travel and had a buzz about it, and also wanted a house that had personality but was quiet and private, and Orchard Barn ticked all the boxes. The garden was already established so whilst we had a big project to modernise the house, the garden was mature and we have simply built on its character and shape over the years.”

Since moving in, the owners have made extensive renovations to the property. “We commissioned the architects at Spratley Studios to do the design work,” they say, “and as specialists in barn conversions, they came up with ideas we would never have thought of. We are very happy with how it turned out; a really practical and lovely space to live in, and all completed to the highest of specifications. We hadn’t lived in a thatched property before, but have found it to be a brilliant insulator so the house is very cosy in winter and cooler in summer.”

The local area also has much to offer. “One of us wouldn’t live anywhere without a shop and one of us wouldn’t live anywhere without a pub and so we have both been very happy,” say the owners. “The shop has everything you need day to day, including a post office, and there are local deliveries for pizza, fish and chips, fruit and vegetables, and more. There are countless groups and social networks in the village, and the two schools and vibrant churches ensure that there is always something going on.”

“Our favourite room has to be the kitchen-breakfast-diner because it is so welcoming, bright and sunny and very practical, very easy to keep clean. The Miele appliances have been great, worth every penny and the Hi-Max surfaces I would definitely buy again. Visitors usually love the living room, the ceiling height is dramatic and when the fire is lit it is a wonderful party space. Most of the extended family gatherings take place in our sitting room! I also love the main bedroom for its calm beauty and low windows so you can look into the garden from the bed.

“We have two small dogs, and the garden is both secure and large enough for them to run around and play hide and seek!”

“What we will miss most is the light and space; all daylight filters through the rooms and because the house isn’t overlooked, we have kept many of the windows uncovered. Every time I lift my gaze, it falls upon the green of the garden and the soft light of the sky or the movement of the trees. It is a very tranquil place.”

“We are proud of what we have created here and shall take with us many happy memories. We know that whomever comes after us will love the barn and the village as much as we do.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

































# OUTSIDE

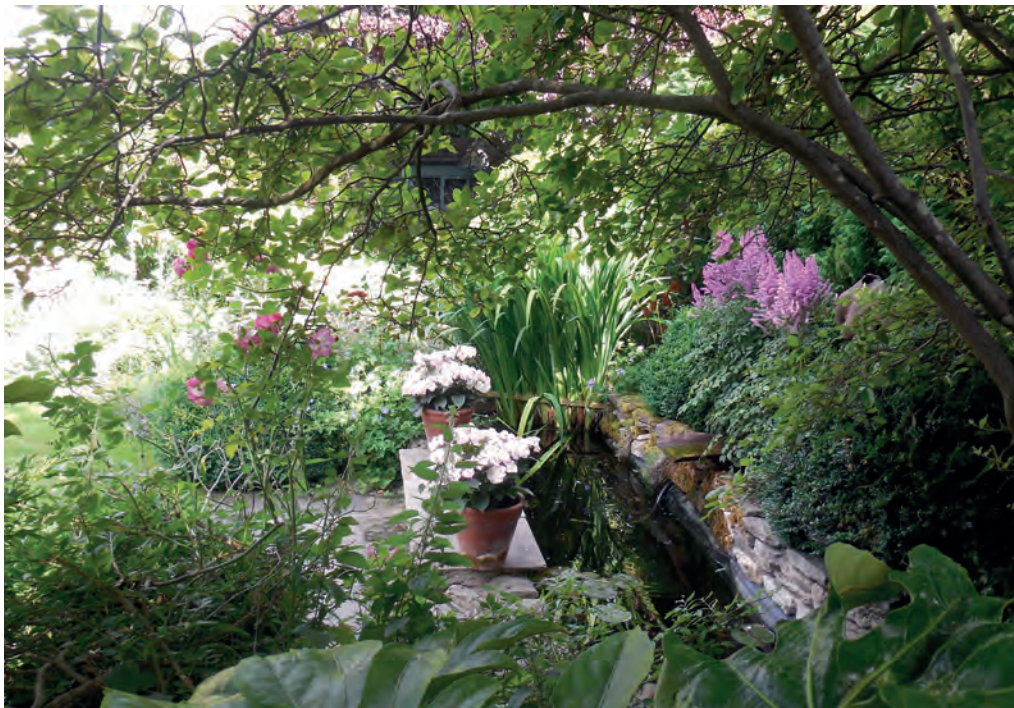
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This is a very private, sheltered and secluded garden with a sunny south facing aspect. It is a manageable size, with lots of interest in its beds, pathways and mature trees and shrubs. The full-length terrace provides a real sun trap, and several ideal sitting spots have been created around the garden amongst the trees or in a small decked area by the pond. The old brick wall to two sides, with a thick hedge along the third, gives a sense of security and privacy. The stone terrace provides a great entertaining area, to take your breakfast, lunch or dinner with a soft relaxing view to the beautifully tended garden and planted borders, amongst mature trees. The water feature attracts traditional garden birds and provides a relaxing sound as a backdrop to your musings!

There are two teal painted wooden sheds for bikes, tools and storage and a secure solid garden gate to the side street. To the front of the property there are wide stone steps and an additional grassed banked area where parking can be found on the road.



















# LOCAL AREA

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East Hendred is a highly picturesque village and an extremely sought-after location. It is an area of outstanding natural beauty and much of the village falls into a conservation zone. There is the added advantage that the road out of the village leads to the Ridgeway for country walks and bike rides, but there is no through traffic. East Hendred has an active, warm community spirit, with something for everyone and where little adverse development has changed its character for generations. There are many historic and listed properties, including the two fabulous pubs and the village shop which opens seven days a week and has a post office. The Eyston Arms and Wheatsheaf Gastro Pubs offer a warm welcome with their friendly hosts, having open fires for colder days and great outside spaces for warmer ones. There are two churches and two primary schools, with excellent Ofsted reports. There are certainly plenty for sports on offer with cricket, tennis, bowls and football clubs for all age groups.

Easy access routes for road and rail networks with frequent trains to Paddington station from Didcot Parkway allow door to door to London in about an hour. Wantage is just four miles with a Waitrose and Sainsburys, Oxford is 13 miles with a train and bus station offering excellent shopping, theatre, museums, historic buildings, and of course punting on the river Thames.

East Hendred offers easy access to the motorway networks via A34, M40 and M4.

## **Nearest Stations**

Oxford Station - 15.4 miles and 22 minutes by car via A34  
Then 65 minutes to London Paddington or Marylebone by train.  
Didcot Parkway - 5.5 miles and 11 minutes by car via A4130  
Then 37 minutes to London Paddington by fast train.

## **Distances to**

Oxford by road - 13.1 miles - 21 mins via A34  
London by road - 69.7 miles - 1h 32 mins via M40 & A40  
Reading by road - 28.0 miles - 38 mins via A34 & M4  
Swindon by road - 25.2 miles - 42 mins via A417 & A420

Heathrow Airport is 53 miles - 1 hr 6 mins via M4  
Birmingham Airport is 78 miles - 1 hr 20 mins via A34 & M40

## **Oxfordshire State Primary Schools**

St Amands Catholic Primary School  
The Hendred Primary School

## **Oxfordshire's Independent Junior Schools**

Cothill  
Manor School Abingdon  
Cokethorpe  
Chandlings Manor  
Abingdon Preparatory School  
St Hugh's School

## **Oxfordshire State Secondary Schools**

King Alfreds Academy  
Faringdon Community College  
Europa School UK Culham Multilingual School

## **Oxfordshire's Independent Senior Schools**

Abingdon School  
St Helen & St Katherine  
Our Lady's Convent  
Radley College  
St Edwards  
Magdalen College School  
Headington School  
Oxford High School





## LOCATION

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# INFORMATION

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## Services & Information

Mains gas, electricity, water and drainage.

Telephone services - BT broadband 25.46 Mb download 13.38Mb Upload, Ping 20mps.

Gas boiler serviced April 2020.

Open fire/wood burner (Bell Fires).

Underfloor heating wet system for ground and first floor.

Conservation area – all trees have tree preservation orders.

Covenant applies - not to be able to build or sub-divide the title.

Completion certificate and building regs gained / available for 2010 works.

Structural survey undertaken at time of conversion by current owner.

Roof ridge re-thatched 2019.

Two Lofts insulated and boarded

There have been planning applications on the adjacent property, the former Plough Public House to convert it to a private house and for the attached oak room to become a residential dwelling, with a new build for the bowls club changing and club room.

Tenure

Freehold.

Local Authority

Vale of the White Horse District Council.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Oxford 01865 953244.

Website

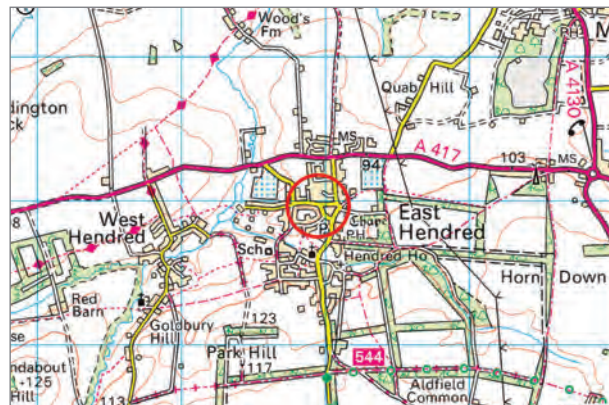
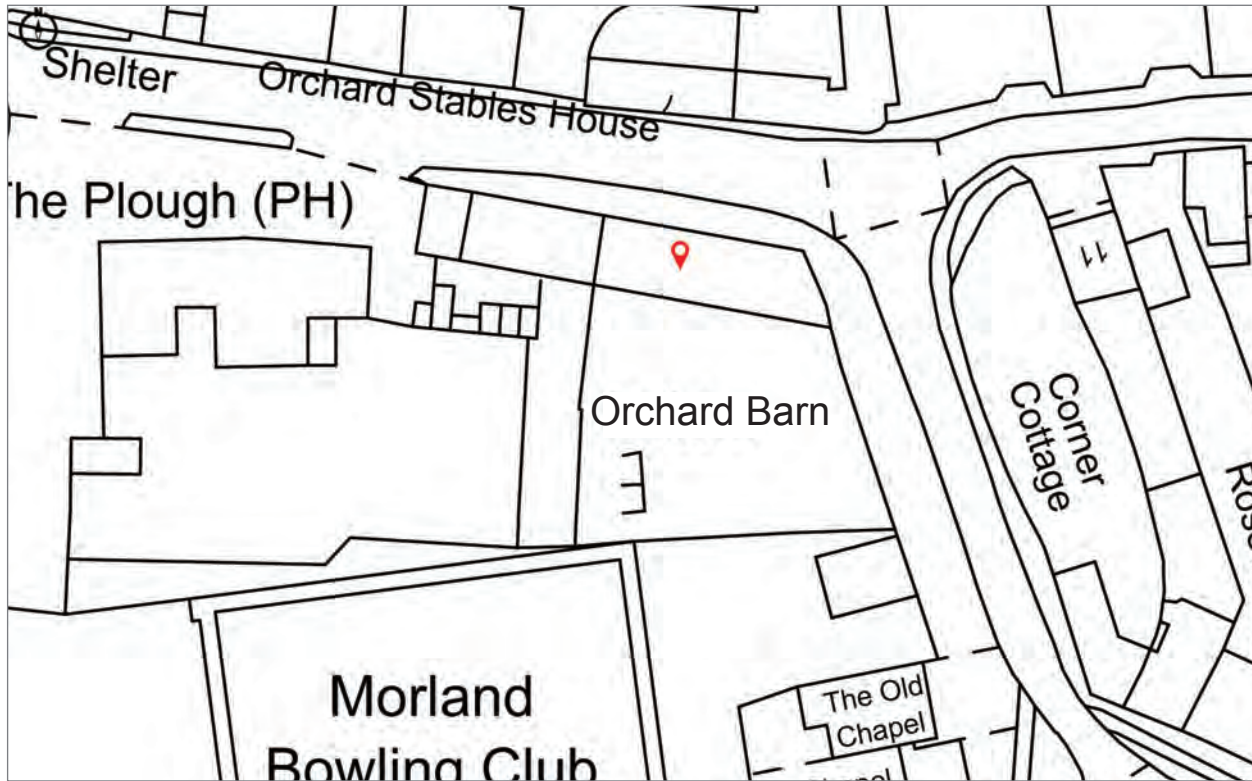
For more information visit [www.fineandcountry.com/uk/oxford](http://www.fineandcountry.com/uk/oxford)

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

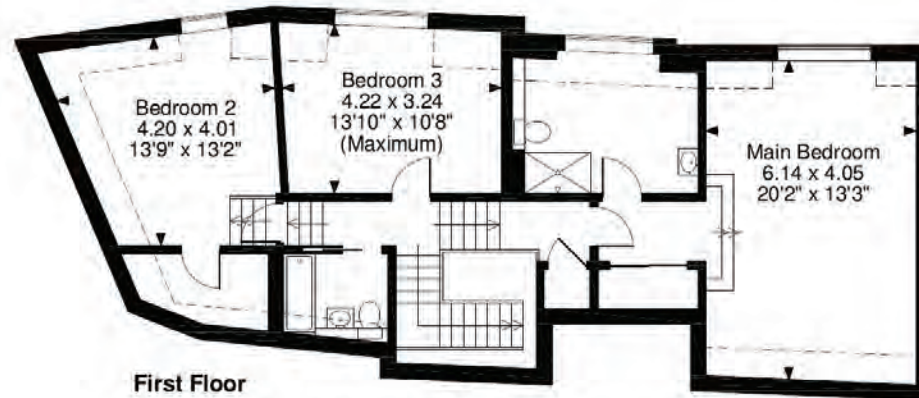
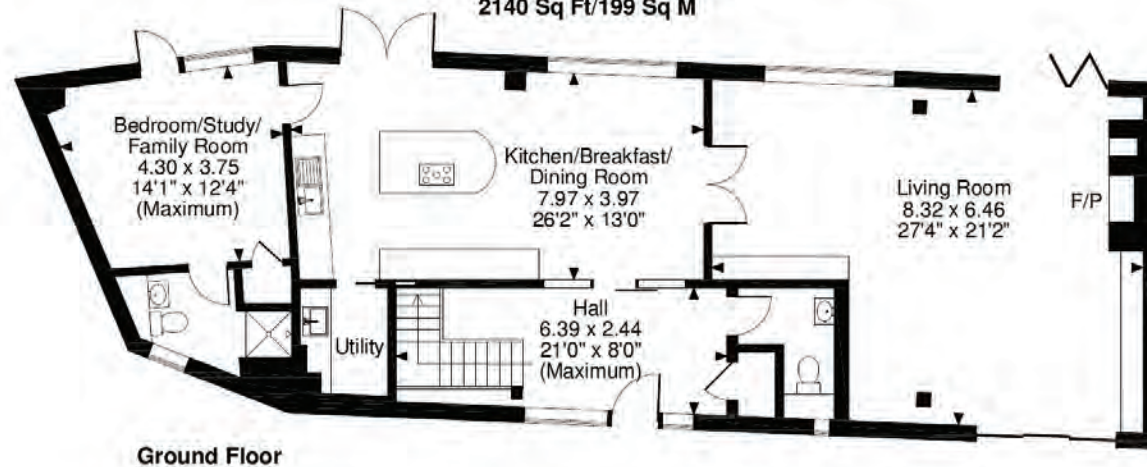
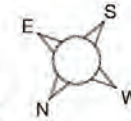
Saturday 9.00 am - 4.30 pm

Sunday By prior appointment





**Orchard Barn, Orchard Lane, East Hendred, Wantage**  
Approximate Gross Internal Area  
2140 Sq Ft/199 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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EPC Exempt







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a 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 and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





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