



2B Old Bishops Barn
Furlongs | Drayton | Abingdon | Oxfordshire | OX14 4GE

FINE & COUNTRY

2B OLD BISHOPS BARN

A stunning converted 18th Century Grade II Barn. Seamlessly combining heritage Oak, A frame vaulted roof and technological innovation. Eco-heating and charging, secure grounds, four bedrooms, double garage and studio above. 0.25 acre. Prime Oxfordshire village location and London is accessible within the hour from Didcot station. Excellent schools.



GROUND FLOOR

Dating back to the late 1800's, Bishops Barn was originally an outbuilding for neighbouring Bishops Farm. The main structure remains intact with mellow old red brick walls and a double height vaulted ceiling, with glorious huge Oak "A" frame roof timbers. This space has now created a stunning kitchen/family/living room, with bi-folding doors, and two sets of French doors, with glazed panels either side and above, and Velux windows, flooding the house with lots of natural light. The contemporary kitchen units, from Oakwood Kitchens, sit beneath granite and Oak worktops. Neff appliances include fully integrated fridge/freezer and dishwasher, two ovens (one being a combi/microwave), warming drawer and induction hob with integrated extractor. There is also a wine cooler and Quooker boiling water/filter tap. The generous sized utility and boot room also incorporates a Neff washing machine and a dryer. A spacious ground floor principal bedroom suite, also has vaulted ceilings, boasting copious bespoke floor to ceiling wardrobes, and storage cupboards in the dressing area. French doors lead to the terrace and gardens. The principle ensuite has a freestanding bath, and large separate double shower. There is a further ground floor double bedroom and adjacent family bathroom on the ground floor. There is a very useful double cloakroom cupboard within the inner hall, and understairs storage area.





SELLER INSIGHT

“ Reflecting on our time living in this Grade II listed Barn, we've truly cherished the unique blend of historical charm and modern eco-efficiency it offers. Coming from a modern, eco-efficient home, the transition to a property with such character and sustainable features has been incredibly easy.

One of the highlights of living here has been the convenience of having the village shop and post office just a short walk away. It's been so handy for those last-minute items and quick errands. Plus, being within easy reach of Oxford and Abingdon has provided us with a wealth of amenities and activities.

The proximity to Didcot Parkway has been a game-changer for our daily commute. Being able to get into London within the hour has made balancing work and home life much more manageable. And having reliable bus services nearby adds an extra layer of convenience.

Overall, our experience living in this property has been nothing short of fabulous. From the charm of the village to the convenience of modern amenities, it's been a perfect blend of comfort and character. We'll certainly miss it, but we're excited for the next chapter and hope the next owners will love it as much as we have.*

* These comments are the personal views of the current owners 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.









FIRST FLOOR

At each end of the kitchen/family room are striking Oak and glass contemporary staircases, both rising to two further double bedrooms, each with a generous ensuite shower room.















OUTSIDE

The property is approached via a block paved driveway and estate fencing to green, with private electric operated gate to the gravel driveway that leads to ample parking. A double detached garage with timber cladding finish and electric doors has external stairs to first floor studio with ensuite shower room with Cat 6 wiring. This space currently is used as a spacious office, but provides flexibility to be used as a bedroom ensuite for occasional or more permanent extra bedroom accommodation.

The attention to detail continues outside with the landscaping of the garden. Indian sandstone terracing and gravel paths create different areas of the garden. Oak sleeper raised Lavender beds frame the terrace, creating a private and ideal spot for family and friends to gather and enjoy. Two mature Apple trees provide a shady spot for hot summer days. The garden is completely fenced to all boundaries with close board fencing making it child and animal safe. A covered structure provides shelter on terrace, allowing for entertaining, and BBQ.

Landscaped and well thought through planting has been achieved within the gardens. Interspersed with a variety of ornamental trees, including four Autumn flowering Cherry trees outside the main entrance. Much thought has been given to how the garden will mature and mellow over time creating an inviting outside space.





LOCATION

Drayton village is ideally located for easy access to Oxford, Abingdon, Milton Park and the Harwell and Culham science Parks. The motorway and rail networks are easily accessible via the A34 and Dicot Parkway respectively with London commute within the hour, and regular bus services run from the village to Oxford, Abingdon, Milton Park and Didcot.

Drayton is popular and historic village, referenced in the Domesday book of 1086. It has many notable features including a stone cross commemorating Queen Victoria's Golden Jubilee on the village green and, the famous walnut trees which still grace the beautiful Millennium Green. And the nearby Drayton Park Golf course and driving range.

This pretty village has a thriving community and benefits from a primary school, pub, church, village hall, village stores and a post office. There are lovely walks in the surrounding countryside as well as along The River Thames from nearby Sutton Courtenay.

The market town of Abingdon, just 3 miles away, is ideal for everyday shopping requirements. It also offers a wide range of sporting facilities. The Leisure Centre has indoor and outdoor tennis courts and a swimming pool. Tilsley Park has a UK Athletics A Grade track and field facility and two full sized, artificial hockey and football pitches. The river Thames offers access to boating, and rowing clubs based in the town. Nearby Frilford Heath has 54 holes of golf, and Farmoor reservoir offer sailing and watersports.

Abingdon boasts an excellent choice of schools within the town, both state and private. These include Larkmead, John Mason, Fitzharris, Radley College, The Manor, and Europa school, as well as the highly regarded St Helen and St Katharine's and Abingdon School. And the specialist Unicorn school.







INFORMATION

Services, Utilities & Property Information

Utilities - Mains Water, Electricity and Mains drainage are all connected
Heating is provided via air source heat pump.

Mobile Phone Coverage 4G mobile signal is available in the area we advise you to check with your provider to be sure they can provide services in this location.

Broadband Availability - Current BT broadband 500Mbps. Actual speed check 423.01 download and 75.98 upload.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 500 Mbps and highest available upload speed 75 Mbps.

Special Note

<https://www.gov.uk/check-long-term-flood-risk>

Planning permission

P20/V3299/FUL <https://maps.whitehorsedc.gov.uk/gis/default.aspx?re=ad>

Accessibility/adaptations there are no adaptations to the property

Tenure Freehold

Local Authority

Vale of The White Horse District Council.
Council Tax Band: G £ 3924.74 23/24

Viewing Arrangements

Strictly via the vendors sole agent Guy Simmons Fine & Country on Tel Number 07789275716

Website

For more information visit

<https://www.fineandcountry.co.uk/oxford-estate-agents>

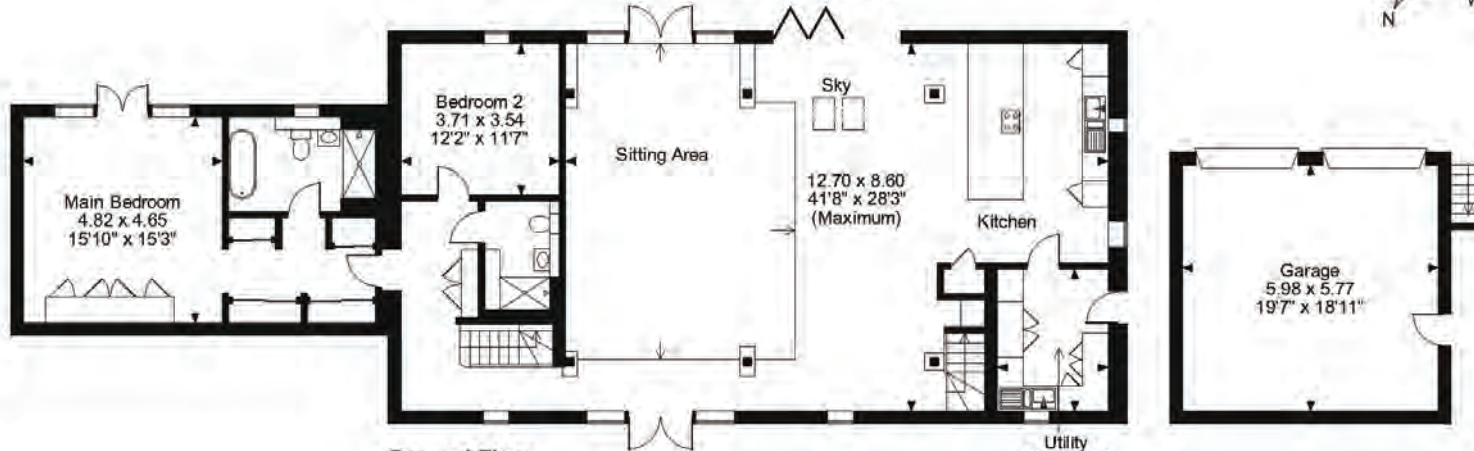
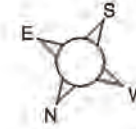
Old Bishops Barn, Furlongs, Drayton, Abingdon

Approximate Gross Internal Area

Main House = 2525 Sq Ft/235 Sq M

Garage = 692 Sq Ft/64 Sq M

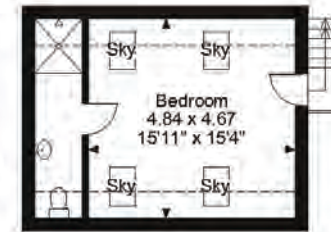
Total = 3217 Sq Ft/299 Sq M



Ground Floor



First Floor



Garage First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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.

We value the little things that make a home



GUY SIMMONS

ASSOCIATE PARTNER

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Guy is a well-established agent in Oxfordshire, having started his career working for a corporate estate agency, he moved onto working for a leading independent agency before becoming a co-owner/Director. Guy has a passion for property and people. A great combination in providing a personal and bespoke service. His experience affords him a reputation for listening to his clients needs and tailoring services to deliver the results they desire from their property journey. A champion of open communication and supportive guidance, Guy's clients have been loyal to him throughout his career. His drive in joining Fine and Country is to be able to offer the very best local, national and international marketing opportunities to his clients, using the latest digital technologies, whilst applying his personal knowledge and interest in the local communities. Guy lives in South Oxfordshire with his wife Diane, his two sons and two dogs. With a passion for house renovation, the family are no strangers to moving home. A great advocate for the many aspects that Oxfordshire life affords to those moving to the area, he does enjoy travelling but always returns home to this gem of a county.

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.

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