



Tower Barn, Overthorpe,
Banbury, Oxon, OX17 2AH



ROUND & JACKSON
ESTATE AGENTS





An outstanding four bedroom detached barn conversion with incredibly spacious and beautifully presented accommodation with a large rear garden and far reaching countryside views.

The property

Tower Barn, Overthorpe is an exceptional four-bedroom detached barn conversion pleasantly located at the end of a private road on the edge of this sought after village. The property is spacious and well-planned and has recently been updated to an incredibly high standard throughout- including a beautifully fitted kitchen and three very high quality fitted bathrooms. There are some lovely character features which include vaulted ceilings, exposed beams, and exposed stonework. A particularly stunning element is the former historic water tower, which has been incorporated into the design of the master bedroom's ensuite shower room.

The entrance hallway has a vaulted ceiling and access to a cloakroom/WC, a study/bedroom 5, while providing passage to the two wings of the home. The superb open plan sitting/dining room features a vaulted ceiling, substantial brick fireplace with wood burning stove, and large bifold doors to the garden. The bright kitchen/breakfast room is beautifully fitted and well-equipped. It has a vaulted ceiling, dual aspect windows, and a separate pantry room fitted with high quality cabinets and drawers. The hall extends across the rear of the property and gives access to all four double bedrooms and a family bathroom. The hall has an exposed stone wall, wooden flooring with inset lighting and a window with outlooks over the adjoining countryside and Warkworth Church.

The master bedroom is an exceptional size with a large dressing area and an en-suite shower room. Bedroom two has an en-suite bathroom and a staircase giving access to a mezzanine. Bedroom three also has a mezzanine level, and access to an attic room. Bedroom four is a generous double room. Externally there is a driveway to the front which provides parking for several vehicles. To the rear there is a beautiful, landscaped garden which backs onto to open countryside with stunning views.

Hallway

A spacious and welcoming hall with attractive tiled flooring, a vaulted ceiling and access to the cloakroom, sitting/dining room and the study/family room. The hall extends across the rear of the property and gives access to all bedrooms and the family bathroom. It has an exposed stone wall and wood flooring with inset lighting. Windows to the rear with views towards Warkworth Church.

Cloakroom

Fitted with a Thomas Crapper suite comprising a low-level, cast-iron cistern and WC and a Harwood basin with bespoke wall mounted tap. Ceramic brick tiling to walls, tiled flooring.

Sitting/Dining Room

A superb open plan room which is ideal for relaxing, dining and entertaining. Features include a vaulted ceiling, wooden flooring, bifold doors to the garden, a large fireplace with wood burning stove, an opening to the kitchen/breakfast room, and ample space for lounge and dining furniture.

Kitchen/Breakfast Room

A spacious room adjoining the sitting/dining room with a vaulted ceiling and a door and two windows to the rear garden and a window to the side. Beautifully fitted with a range of high-quality wall mounted cabinets and base units and drawers with work surfaces and an inset sink and draining board. There is an Aga range cooker with extraction hood over and integrated appliances include a Fisher & Paykel stainless-steel double drawer dishwasher and Neff microwave oven and there is space for an additional range cooker and American fridge-freezer.

Utility Room

Beautifully fitted with a range of wall mounted cabinets and base units and drawers, wooden work surfaces. Space and plumbing for a washing machine and tumble dryer.

Study/Family Room

A useful home office or additional bedroom with an attractive stone wall, wooden flooring and a window to the rear.

Master Bedroom

A fabulous master bedroom suite comprising a large double bedroom with wood flooring and a vaulted ceiling, a spacious dressing room and a luxurious en-suite shower. Within the dressing room there is plenty of space for a range of furniture and a door giving access to a small yard with far reaching views. The ensuite shower room is a particular feature, having an incredibly high ceiling and incorporating the former water tower. It is fitted with a Fired Earth suite comprising a traditional style wash hand basin, high-level WC, and a double shower cubicle with rainfall shower. It includes attractive marble tiling, wood panelling, illuminated mirror and tiled flooring.



Bedroom Two

A double room with bespoke fitted wardrobes, desk/storage, a high quality Fired Earth en-suite shower room with claw footed bath, and a staircase giving access to a mezzanine level with Velux window.

Bedroom Three

A double room with bespoke fitted wardrobes and storage. Staircase giving access to a mezzanine level, which in turn gives access to a loft room.

Bedroom Four

A double room with built in bespoke fitted wardrobes.

Family Bathroom

A beautiful and luxurious family bathroom, recently fitted to a high standard. Suite comprising an Edwardian style wash hand basin with chrome stand, a paneled bath with rainfall shower and a wall hung W.C. Fitted medicine cabinet, marble tiled flooring, a heated towel rail and attractive tiling and panelling to walls.

Outside

The property is located at the end of a private road with far reaching countryside views. To the front there is a large, gravelled driveway which provides parking for several vehicles with a landscaped area and path to the front door. Double wooden doors open to a useful store at the side. The rear garden is beautifully landscaped and backs on to open country side with glorious countryside views. There is a paved patio adjoining the house, a large, shaped lawn with gravelled pathways, well stocked flower and plant borders and a variety of established trees. At the foot of the garden there is a decked seating area, a large Koi Pond and a timber garden room which could be used as a home office.



Situation

The conservation village of Overthorpe is a small hamlet on the borders of South Northamptonshire and North Oxfordshire on the eastern side of the Cherwell Valley. The pretty 14th century village church, covering the parishes of Warkworth and Overthorpe can be accessed over the fields from the garden gate.

The larger neighbouring village of Middleton Cheney has good local facilities including village shop, library, public houses, doctors' surgery, nursery, primary and secondary schools together with a fine parish Church. The market town of Banbury, only 2 miles away, offers more extensive retail, leisure and recreational facilities.

The major towns of Milton Keynes, Stratford Upon Avon, Leamington Spa and Oxford are all within a 30 mile radius, and provide excellent opportunities for theatre, cinema, concerts and retail therapy. Local preparatory schools include The Carrus and Overthorpe (both 1 mile), Winchester House (Brackley). Public schools at Tudor Hall (girls) and Bloxham (co-ed), in addition to Warwick public school (boys) and Warwick High school (girls). Connection onto the M40 Motorway, for Birmingham and the north, or London and the south, at junction 11 approximately 2 miles away. Banbury train station is easily accessible (1.5 miles) and has a regular train service to London (Marylebone) approximately 55 minutes at peak time. Sporting activities in the area include golf at Cherwell Edge (Middleton Cheney) and Tadmarton; horse racing at Warwick and Stratford-upon-Avon; motor racing at Silverstone; Bicester village at Bicester/M40 (J9). Soho Farmhouse (private members club) at Great Tew.

Directions

From the M40 motorway roundabout (J11 at Banbury) take the A422 towards Brackley. At the next roundabout turn right to Overthorpe and take the next right turn towards the village. Continue through the village where the drive leading to Tower Barn is found on the left-hand side. The property will be found at the end of the road.

Services

All mains services connected. Full fibre broadband.

Local Authority

West Northamptonshire Council. Tax Band G.

Viewing Arrangements

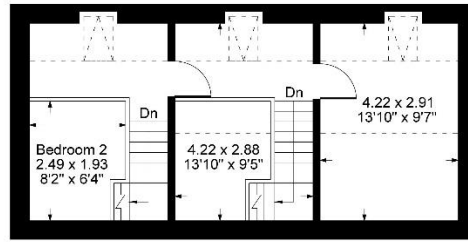
Strictly by prior arrangement with Round & Jackson.

Tenure

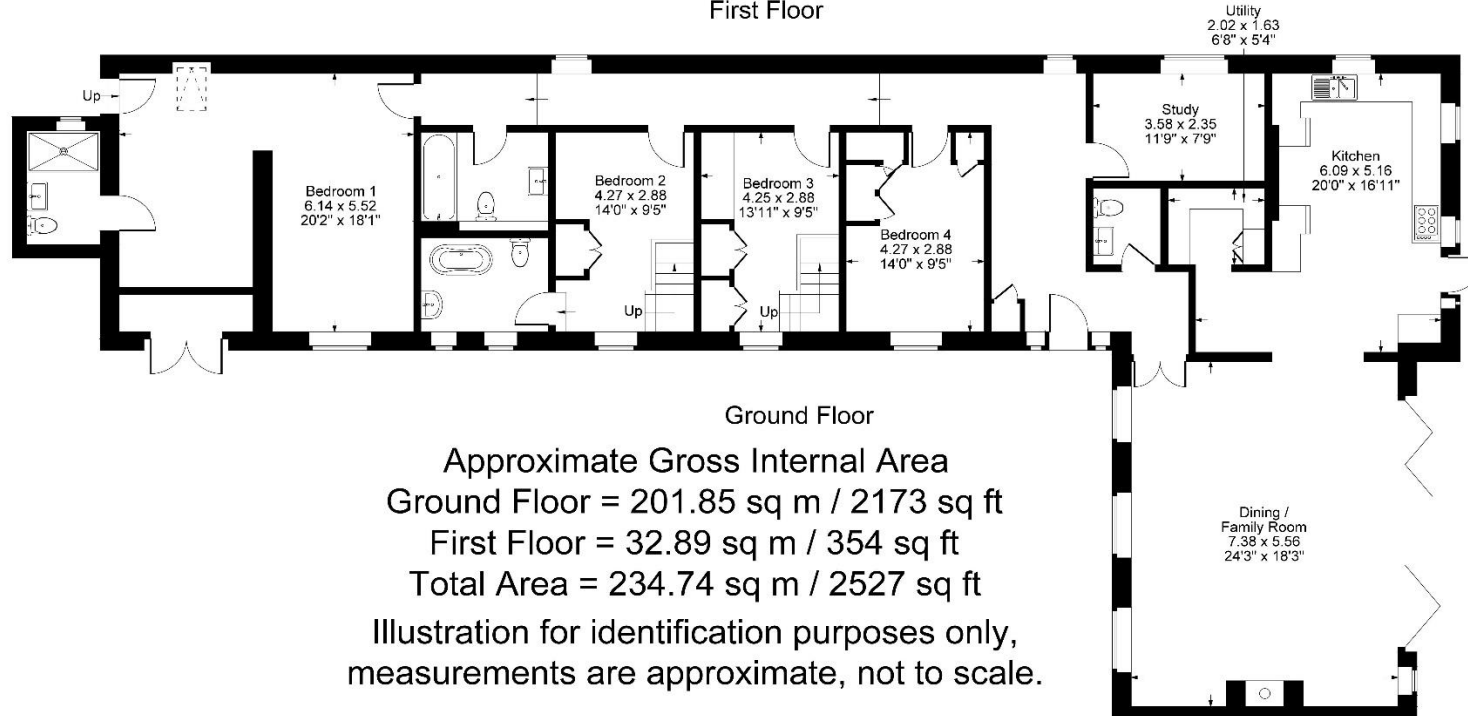
A freehold property.

Asking Price - £1,100,000





First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 201.85 sq m / 2173 sq ft
 First Floor = 32.89 sq m / 354 sq ft
 Total Area = 234.74 sq m / 2527 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		

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