



Blenheim Barn, Blenheim Drive, Launton, OX26 5EA
£500,000

A fantastic opportunity to purchase a detached barn conversion extensively refurbished to provide 2/3 bedrooms, a particularly large sitting room, plenty of character features, and driveway parking in the heart of the Oxfordshire village of Launton.

Approached over a gravel driveway which provides parking for several vehicles, this delightful barn conversion offers easy living space to suit modern needs.

Formerly a milking parlour it was comprehensively renovated and converted in 2006.

The entrance hallway is a fabulous space, filled with light from the full-height glazed doors at the front, boasting exposed stonework and a vaulted ceiling, it really sets the scene for what is to follow in this charming village property.

The kitchen/breakfast room is fitted with a generous number of floor and eye-level units, and appliances, all complemented by granite worksurfaces and flagstone flooring.

There is plenty of space for a table and chairs making it ideal for casual dining with friends and family.

A useful utility room with a door to the rear garden, and W.C are also accessed from the kitchen.

The sitting room is a stunning room 24'x17.5' and filled with light from both the windows to the front and side, it also has French doors leading to the rear

garden.

If you enjoy entertaining this room certainly lends itself for large gatherings and parties.

A further reception room on the ground floor has previously been utilised as a third bedroom, but it would also make for a great study or playroom.

An attractive staircase leads to the first floor with a galleried landing, which has two double bedrooms with wardrobes, and a bathroom.

The bedrooms boast exposed stonework and beams along with features from the original barn.

Outside the rear garden is mainly laid to lawn, with a patio area for al-fresco dining and BBQ's

Fully enclosed and very secluded it is a lovely place to enjoy on long summer evenings.

Launton has a strong community feel with its village hall, sports club, primary school, church and two pubs, it is also one of the few villages locally that can still boast that it has a Post Office, hairdressers and the Tythe Barn.

Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station has been upgraded to provide a further route to London Marylebone.

A historic market town Bicester has a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.

There is a leisure centre, with a gym and swimming pool nearby, along with a David Lloyd Club and Bicester Hotel and Golf.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

The A41, A43 and A34 are all within easy reach.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minute's drive or a five-minute walk from the town centre.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Sitting Room, Study/Third Bedroom, Utility Room, W.C

First Floor - Two Bedrooms, A Family Bathroom.

Outside - Driveway Parking, Side Gate To Enclosed Rear Garden, Patio Area.

Services - Mains Drainage, Mains Water, Calor Gas Heating

Local Authority - Cherwell District Council.

Council Tax Band -





Approximate Gross Internal Area 1547 sq ft – 143 sq m
 Ground Floor Area 930 sq ft – 86 sq m
 First Floor Area 617 sq ft – 57 sq m



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

