



A fantastic opportunity to purchase a charming three-bedroom barn conversion located in the picturesque hamlet of Little Chesterton, with 1.4 acres of garden and woodland, surrounded by open countryside, yet a short drive to excellent commuter links.

Welcome to this charming barn conversion located in the picturesque hamlet of Little Chesterton.

Situated on a generous 1.4 acre plot, this barn conversion offers a tranquil retreat surrounded by its secluded garden and enchanting woodland, perfect for nature lovers and those seeking a peaceful setting. The property features a unique spiral staircase, adding character and charm to the interior.

One of the standout features of this property is the generous parking space, making it ideal for those who enjoy hosting guests or have multiple vehicles.

Currently operating as an active Airbnb, this property presents a fantastic opportunity for those looking to invest in a successful rental property or for those who simply appreciate the beauty and serenity of the countryside.

Occupying an ideal position within its generous plot it also offers a purchaser the potential to extend the property subject to planning permission.

The sitting room benefits from having full-height doors and windows, a large stone-built feature fireplace with a wood-burning stove, making for a fantastic room to enjoy cosy winter evenings and entertaining alike.

The kitchen is fitted with floor and eye-level wooden units and integrated appliances all complemented by stone flooring.

The dining room has plenty of space for a large table and

chairs, and a window overlooking the lovely rear garden making for the perfect setting to enjoy long evening meals and leisurely weekend lunches.

A spiral staircase in the sitting room leads to the first floor, which has three bedrooms with skylight windows.

The spacious bathroom is particularly luxurious with a roll-top bath and separate shower.

Outside the tranquil setting and complete seclusion of this delightful property allows you to take time out from the hustle and bustle of everyday life and retreat to watch the local wildlife or just relax with a glass of wine.

Whilst the large patio area makes for a great setting to host BBQ's and parties, the extensive area of lawn is perfect for a game of football, and the woodland offers a fun place for children to explore.

Don't miss out on the chance to own this enchanting barn conversion in Little Chesterton - a truly special place to call home.

The nearby village of Chesterton is well served with a pub: 'The Red Cow', a Hotel and Restaurant - 'The Chesterton Hotel', Bicester Hotel, Golf & Spa, which is known as one of the finest residential hospitality venues in Oxfordshire.

There is also a playgroup, village primary school, and a Church, all within walking distance of the property. A new, purpose-built Village Hall and the playground was

completed in 2015.

Bicester is approximately 2 miles away and is served by two railway stations, Bicester North and Bicester Village Station.

Bicester North and Bicester Village stations offer frequent commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

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.

Bicester is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, and a Sainsbury's supermarket and cinema complex. There is also a Leisure Centre in the town along with a David Lloyd Club nearby.

Bicester Avenue, just a short drive from the town centre, is very popular and it consists of a Garden Centre and a retail park.

Nearby Bicester Village is a dream destination for designer shopping with 170 luxury boutiques and a recently completed retail park has Marks and Spencer, Next and Nike stores.





Accommodation Comprises:

Ground Floor - Sitting Room, W.C, Kitchen/Dining Room.

First Floor -Three Bedrooms, Family Bathroom With Bath and Shower.

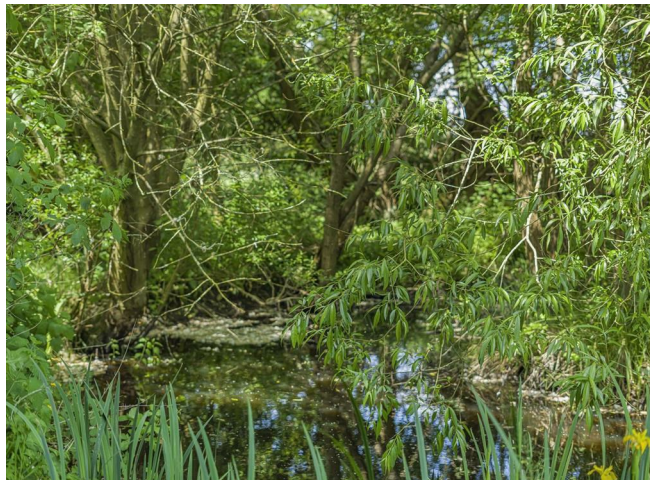
Outside - Gated Entrance To Gravel Driveway, Plot Extending To 1.42 Acres Including Woodland and A Pond, Patio Area.

Local Authority - Cherwell District Council.

Services Oil Fired Central Heating, Mains Water, Septic Tank

Council Tax Band D

Title Number ON187651

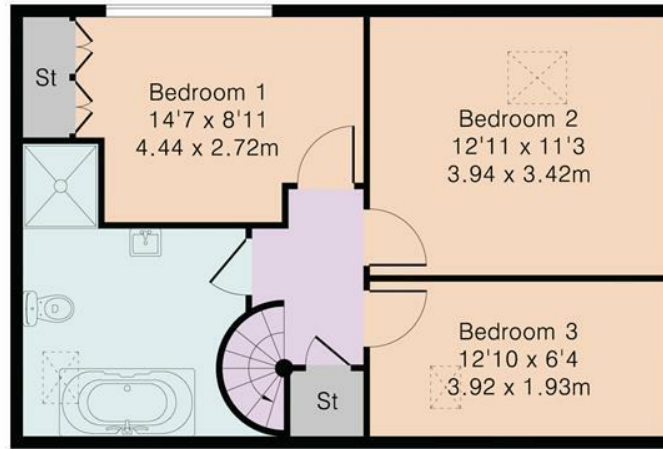




Approximate Gross Internal Area 1020 sq ft – 94 sq m  
 Ground Floor Area 510 sq ft – 47 sq m  
 First Floor Area 510 sq ft – 47 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-61) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



