



A unique opportunity to purchase a substantial barn conversion offering in excess of 3,100sq ft of flexible accommodation arranged on one level, with a fabulous sitting room and open plan kitchen/dining/family room boasting views over paddocks which are available by separate negotiation.

Tucked away in the heart of the desirable Oxfordshire village of Merton this newly renovated barn conversion provides ample space for comfortable living making it the perfect home for modern family life.

The large sitting room is ideal for relaxing or entertaining guests whilst overlooking the garden and open fields beyond.

Whilst the open plan kitchen/dining/family room is the perfect entertaining hub, with a fitted kitchen, an island, plenty of space to take a large table and chairs, and more than enough space to relax on comfy sofas.

The large utility/boot room with a door to the front provides for all the practical needs of a family who the outdoors.

The 4 double bedrooms offer plenty of room for the whole family to unwind and recharge, and whilst the principal bedroom benefits from a large en-suite, the other three bedrooms are serviced by the large family bathroom.

This newly converted barn presents a unique opportunity to add your personal touches to make it your dream home.

For those who would like to keep horses, or just to own a parcel of land there is the option to purchase approximately 4 acres of paddock land to the rear of the property by separate negotiation.

In addition to the land there is also the option to purchase the open barn to the rear, which opens up endless possibilities for expansion and personalisation, subject to separate negotiation and planning.

With no chain involved, this property is ready and waiting for its new owners to move in and make it their own.

Merton is one of the 'seven towns of Otmoor', so named because they surround the ancient area of great natural beauty, ensuring walks in abundance, playing fields and a children's play area that hosts many community events and a church dating back to the 15th century.

The nearby village of Charlton-on-Otmoor has a well respected primary school, a lively pub and a Michelin starred pub, the Nut Tree can be found in the village of Murcott.

The neighbouring village of Ambrosden has a village Post Office, shop and public house, and a garage.

Excellent transport links into London via Bicester North or Bicester Village railway station means you can be at Marylebone Station in under one hour or Oxford in just 15 minutes.

The A41/M40 and A34 provide access to London, Oxford, and The Midlands.





Accommodation comprises

- Kitchen/Dining/Family room
- Utility/Boot room
- Sitting room
- Principle Bedroom with En Suite
- 3 Further Double Bedrooms
- Family Bathroom

Services: Under Floor Heating (Air Sorce Heat Pump)

Mains Drainage, Mains Water

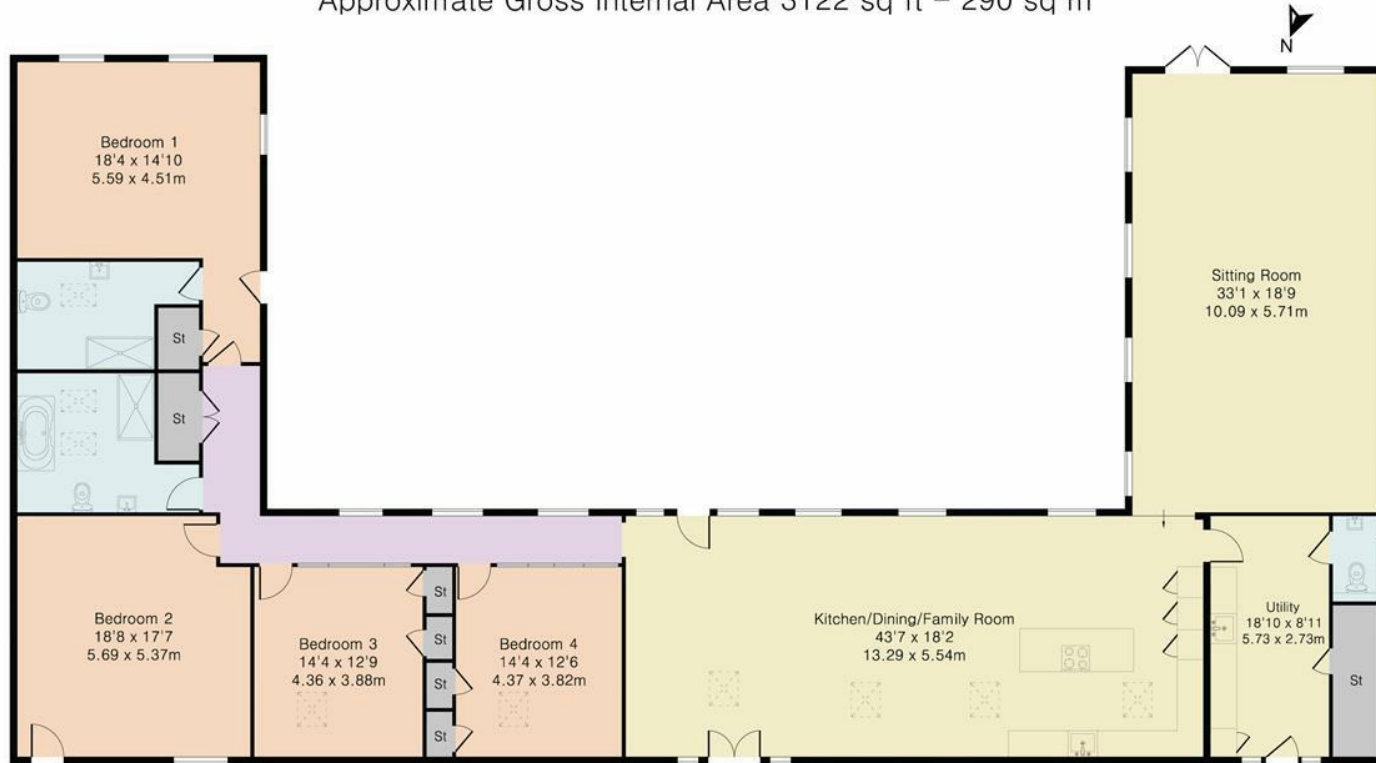
Advantage New Build Warranty

Local Authority - Cherwell District Council.





Approximate Gross Internal Area 3122 sq ft – 290 sq m



Ground Floor



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