





A fantastic opportunity to purchase a stone-built barn with a double garage, and a secluded garden in an edge-of-village location. Converted in 1997 it now offers four bedrooms, and flexible living accommodation to suit modern family needs.

A flagstone footpath leads to this attractive family home, with lawn to both sides and a vegetable garden.

The entrance hallway has storage for coats and boots, a cloakroom, and provides access to both the sitting room and family room/fifth bedroom.

The sitting room is a fantastic room, with windows to the front, a large feature fireplace and woodburning stove, along with bi-folding doors leading to the garden it makes for the perfect room to entertain family and friends, or just somewhere to relax and enjoy long cosy evenings.

The kitchen is fitted with floor and eye-level units with plenty of space for all the usual appliances, and a large Fridge freezer. The dining area is also roomy, and boasts views over the garden, wooden flooring, and exposed beams making for a delightful setting to enjoy both casual and more formal dining.

In addition to the large reception room there is a second one that has been used as family room, but it would lend itself to being utilised as a study for those who work from home or a fifth bedroom.

The first floor has four bedrooms which feature exposed stone-work and beams. The principal

bedroom benefits from having an en-suite shower, and a family bathroom services the three additional ones.

A traditional stable door leads to the rear garden, which is fully enclosed by attractive stone walls and mature hedging.

Mainly laid to lawn with colourful shrubs, and patio areas, it is a delightfully secluded space to enjoy al-fresco dining, BBQ'S and long summer evenings.

Gated access leads to the double garage, which has a useful storage shed attached to the rear, and parking for two vehicles.

Being only a short drive to the A41, the property is situated on the edge of the village of Marsh Gibbon and convenient for recognised cultural, historical, and academic facilities, giving the best of many worlds.

The village has many thriving organisations - a Village Hall with a diverse range of activities and social events, an active Church of England, United Reformed Church, Playgroup, School and PTA activities, Cricket, Football, Badminton, Tennis, Youth Clubs, Fishing, among others.

It also benefits from a recently refurbished Public House, a village shop, and post office

Bicester is approximately 3 miles away and has two railway stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers services to Oxford and has been upgraded to provide a further route to London Marylebone.

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

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

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









Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Dining Room, Family Room/Study/Fifth Bedroom, W.C

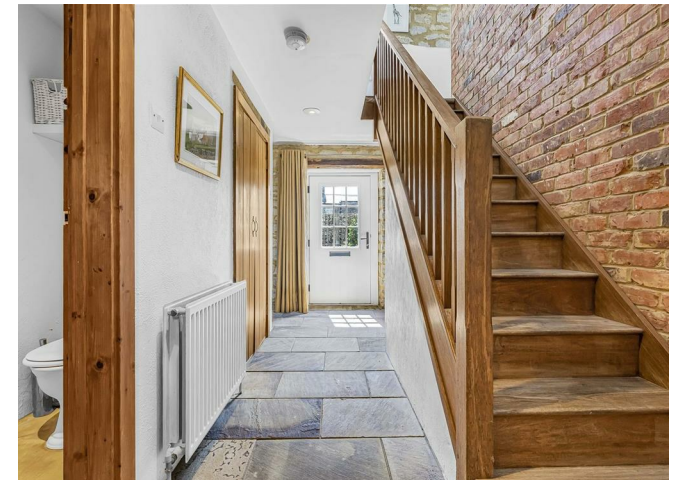
First Floor - Principal Bedroom With En-Suite, Three Further Bedrooms, Family Bathroom.

Outside - Enclosed Rear Garden, Patio Area, Double Garage, Garden Store, Driveway Parking For Two Vehicles, Third Parking Space To The Front, Along With Front Garden.

Services - Oil-Fired Central Heating, Mains Water, Klargestar Septic Tank, Village Network Internet.

Local Authority - AVDC Council Tax Band - G

For mobile phone and internet coverage please use Ofcom website <https://checker.ofcom.org.uk/>









Approximate Gross Internal Area 2090 sq ft – 194 sq m  
 Ground Floor Area 864 sq ft – 80 sq m  
 First Floor Area 864 sq ft – 80 sq m  
 Garage Area 362 sq ft – 34 sq m



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		65	76
(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.





