



This superb detached barn conversion represents a rare opportunity — a home with deep character, extensive modern refurbishment, and striking character features, located within the Oxfordshire countryside. Boasting an impressive vaulted kitchen, flexible accommodation, a private garden with an office, and ample parking.

Situated in the idyllic village of Duns Tew — one of the trio of “The Tews” — Angora Croft was formerly a farm building to The Malt House, carefully converted in the 1990s, it now offers a rare blend of rural charm and contemporary living.

The property is approached via a shared gravel driveway, managed collectively between the five properties.

This detached stone-built property is within the original grounds of the Grade II listed Malt House, as a result, Angora Croft is curtilage listed.

There is ample off-road parking with two spaces to the front and an additional space to the side, providing generous and convenient access for residents and visitors alike.

The present owners have carried out extensive and sensitive works to transform the original barn into a stylish and comfortable home.

At the heart of the house lies the impressive kitchen and dining space, redesigned to provide a true statement room.

A brand-new kitchen has been fitted with stylish floor and eye-level units, and the ceiling has been

opened up to expose the vaulted roofline and stone work, creating a light and welcoming space. The kitchen is now the social hub of the house, perfect for entertaining and family living.

The sitting room benefits from having a wood-burning stove and enjoys views over the rear garden, making for the perfect space to relax on long summer evenings and cosy winter nights alike.

The spacious reception hallway lends itself to being utilised as a dining area, especially as it has bi-folding doors leading to the delightful rear garden.

Three comfortable bedrooms and a family bathroom complete the accommodation.

Each of the rooms has been thoughtfully updated while maintaining the character and warmth of the barn’s original structure.

At the rear of the property lies a large and private garden, offering a secluded haven ideal for both relaxation and play.

A practical addition to the property is a purpose-built outside office room, a versatile space that lends itself perfectly to home working, creative pursuits, or as a quiet retreat.

Living in Duns Tew combines the tranquillity of rural Oxfordshire with excellent connectivity.

The village sits just south of Banbury and within easy reach of Oxford, with road, bus, and rail links all accessible nearby.

Lifestyle amenities include the world-renowned Soho Farmhouse, just a short drive away, while the surrounding area offers beautiful countryside walks, historic pubs, and a thriving local community.

For families, there is access to a wide selection of schools in the surrounding villages and towns, as well as an excellent choice of private and independent schools in Oxford, Banbury, and across Oxfordshire.

Bicester lies approximately 10 miles away and has two 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 train station offers service to Oxford Parkway and to both London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.





The Property Comprises:

Entrance hallway
Sitting / dining room
Kitchen / dining room with vaulted ceiling
Three bedrooms
Family bathroom
Large private garden
Purpose-built outside office room
Driveway parking for three vehicles (two to the front, one to the side)

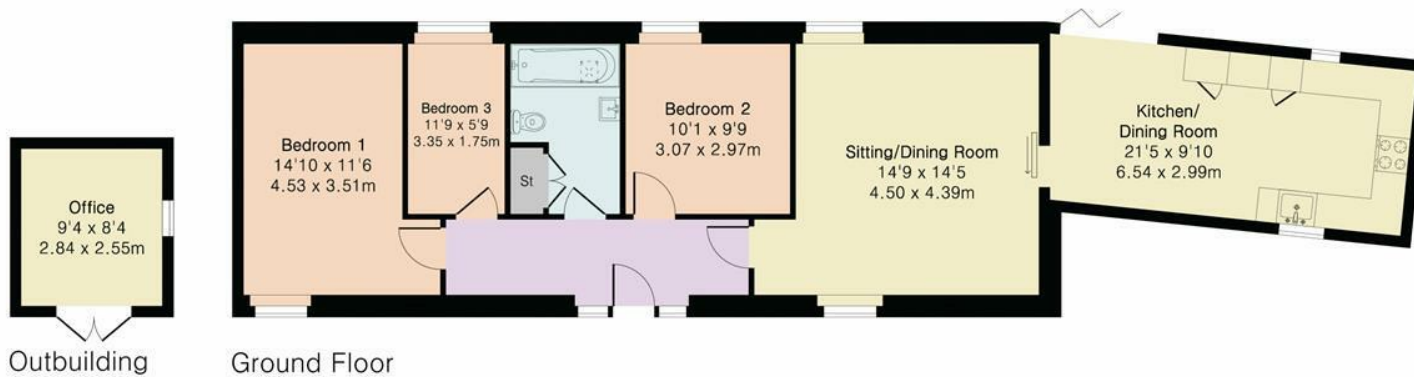
Services - Oil Central Heating, Mains Water, Mains Drainage.
Freehold Property with management charges (£46 per month currently)
Stone-Built/Under Tiled Roof.
Broadband - Check Using Ofcom
Mobile Phone Coverage - Check Using Ofcom
Curtilage listed
Local Authority - Cherwell District Council
Council Tax Band - D
Conservation area





**Approximate Gross Internal Area 915 sq ft - 85 sq m
(Excluding Outbuilding)**

Outbuilding Area 78 sq ft – 7 sq m



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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