



Oakley Barn, Bicester Road, Oakley, HP18 9PU
Offers in excess of £2,000,000

A fantastic opportunity to purchase a contemporary barn conversion offering in excess of 5,700sqft of flexible accommodation, including a stunning kitchen/dining/sitting room boasting a vaulted ceiling and far-reaching views over the surrounding countryside. In addition to the main property, there is a new agricultural barn with office facilities, offering further scope for a number of uses, all situated on a plot of 1.5 acres in a desirable edge-of-village location.

An impressive conversion of a concrete-framed modern barn, this stunning modern home boasts abundant light-filled space and an easy flow for easy family living.

It has been equipped to exacting standards, and is future-proofed with zoned underfloor heating powered by a NIBE 20Kw air source heat pump.

A large vaulted reception hall sets the tone for what is to follow in this fantastic Buckinghamshire home.

The kitchen/dining/sitting room is also vaulted and offers exceptional views of the surrounding countryside, making it ideal for large gatherings and entertaining.

The Bower Willis-designed kitchen is fully equipped with a generous number of stylish units, featuring a large central island and a full range of AEG integrated appliances.

A staircase off the kitchen leads to a newly converted first floor, which includes a snug, a large studio with an adjoining study/library, an office storeroom, and extensive eaves storage.

Whilst the first floor has primarily been utilised as a studio by the current sellers, there is no doubt it offers huge flexibility to be used as additional reception rooms, including a media room, games room, gym, and the opportunity to reconfigure it to provide a substantial reception room.

The ground floor accommodation has been carefully planned to provide a fantastic bedroom area accessed via the reception hallway.

The principal suite has an en-suite bathroom and a separate

shower room.

There are three additional bedrooms (one currently used as a dressing room), the fourth bedroom benefits from having an en-suite bathroom, and a family bathroom serves the other bedrooms.

Outside

The property is approached via an electric five-bar gate leading to a gravel drive at the front of the barn, providing secure parking for numerous vehicles.

The property as a whole stands in about 1.5 acres, with gardens laid to lawn wrapping around the barn with a large paved terrace off the main living room at the rear, making for the perfect space for outside entertaining, or just relaxing, taking in the breathtaking countryside views.

Planning permission had been granted for a triple garage with accommodation above. (Please Check Dates, Due To Expire) There was also permission for a further separate vehicular access to the land. (Please Check Expiry Dates)

From the main entrance, the drive forks, with a driveway leading to an adjacent new agricultural barn built in a similar style to the house, offering considerable scope for various uses.

The barn has hardstanding for numerous vehicles, electric doors, and office facilities offering considerable scope for a number of uses subject to planning consent.

The property is surrounded by approximately 23.5 acres of breathtaking far-reaching views which are available for purchase by separate negotiation with the seller.

Location

This exceptional property is perfect for those who want access to amenities, good schools and commuter links, whilst enjoying space and countryside views around you.

Nearby Oakley village features a local village shop, a public house, a combined primary school, a church and a local garage.

The charming market town of Thame offers an excellent selection of shops, including Waitrose and Sainsbury's, as well as pubs, coffee shops, and restaurants.

The growing town of Bicester with its famous shopping village, and supermarkets including a Tesco, Sainsburys, and Marks and Spencer Food Hall, along with a train service to London and Birmingham is 8 miles away, a 12-minute drive.

The city of Oxford provides comprehensive shopping and cultural amenities. The M40 (Jct 8) is just a few minutes' drive away, and Haddenham & Thame Parkway offers fast and frequent trains to London.

There is an excellent choice of schools, including Bucks grammar schools and a variety of independent schools such as Ashford and Swanbourne. Oxford schools include The Dragon, Summer Fields, St. Edward's, and Headington School.





Accommodation Comprises:

Ground Floor- Entrance Hall, Kitchen/Dining/Sitting Room
Utility Room | Store Room | W/C | Snug
Principal Bedroom with En-suite Bathroom, and Shower Room.
Bedroom Four with En-suite Bathroom
Further Two Bedrooms, One Of Which Is Currently Used As A Dressing Room | Family Bathroom.

First Floor- Study | Studio | Snug | Office | Three Storage Rooms.

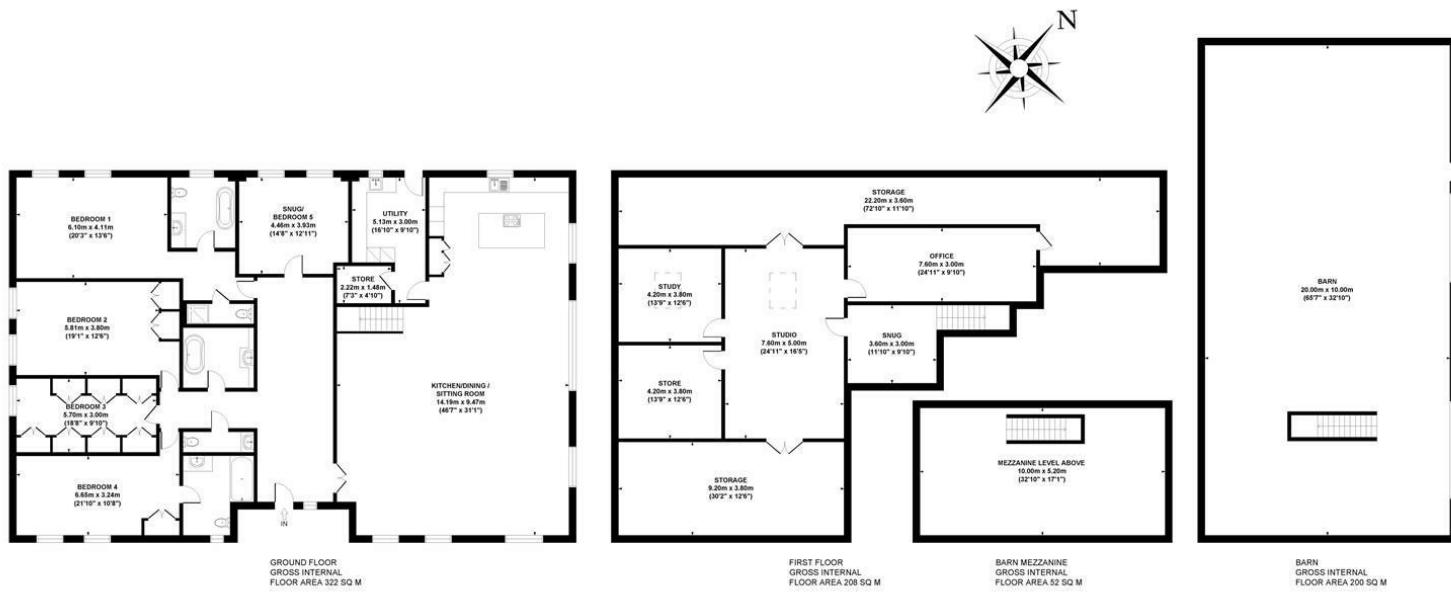
Outside - Landscaped Garden and Patio | Extensive Driveway Parking |
Electric Gated Access | Driveway Leading To An Adjacent Agricultural
Barn With Office Facilities, and Concrete Hardstanding.

Freehold

Converted From A Concrete-Framed Modern Barn
Underfloor Heating Powered By A NIBE 20KW Air Source Heat Pump
Local Authority - Buckinghamshire Council
Council Tax Band - G
EPC Rating - D







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	

OAKLEY BARN, BICESTER ROAD, OAKLEY, AYLESBURY, BUCKINGHAMSHIRE, HP18 9PU
APPROX. GROSS INTERNAL FLOOR AREA 782 SQ M / 8419 SQ FT
(INCLUDING OUTBUILDINGS)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

