





The Spinney, Fleming Close, Middle

Barton, OX7 7HG

Guide Price £900,000

**Blink and you'll miss finding this private oasis!
A splendid and interesting eco-house amid
wonderful and peaceful gardens.**

Sitting in 1/4 acre of secluded gardens, a landmark eco house built in 2001 then greatly improved and updated continuously since. Just under 2,900 sq ft of hugely light and welcoming accommodation with an excellent flow, great style and practicality, that's also very efficient to run. Delightful.

In 2001, Professor Mark Gorgolewski, a leading authority on energy efficient housing, used his extensive experience to design two landmark eco homes. One was sold to finance the project and this one he kept for himself. His brief was simple - produce an ecologically friendly property which was thermally efficient but still visually appealing. Many of the materials used are renewable or recycled including the roofing made from a mix of car tyre rubber and slate; others are designed for extended longevity such as the galvanised external gutters and Cedarwood cladding. Even the sealed wall panels feature zero-ozone producing insulation.

But quite aside from its credentials, there's a strong feeling of calm about it, as if you've gone on holiday to a place designed solely for relaxation! A lot of that is due to the layout combining living, dining and kitchen spaces all connected in front of doors opening onto the garden, perfect for centralised family life. In addition, the current owners have clearly loved every second here as they have continuously improved and evolved it, culminating in a house that's in splendid order throughout. They will be very sad to leave but with children now fled it's time to enjoy a new chapter...



The house is completely hidden from view behind a tall hedge, affording a great degree of seclusion and privacy. Once you reach the driveway, the frontage is simple and unassuming, with a mix of render and timber-cladding also incorporating large areas of glass. The positive effects of this are instantly obvious when you step into the welcoming entrance hall that is deliciously bright - a feature throughout this house. And if you look up, the "minstrel's gallery" of the landing above is an unusual and pleasing feature.

From here, a large internal double garage sits off to the left, with a store cupboard next door for coats etc. The well appointed utility room to the rear is larger & better presented than many kitchens! There is also a thoroughly stylish cloak room. The hall then flows through out to a wonderful kitchen, looking out through French windows to the garden beyond. Equally well planned for socialising (the island has a breakfast bar running round three sides) and "cheffing", the soft painted units contrast perfectly against the granite worktops and Art-Deco style tiling behind. And the walk-in pantry next door offers exceptional further storage. Adjacent to this is a generous and light living room with oak flooring throughout. Almost perfect proportions provide a space ideal for dining and seating with room to spare; and the fully-glazed rear invites the lovely garden in. Through the adjoining door is a more separate reception room ideal for retreating to a quieter space, with yet more French windows.

A rather elegant "floating" timber staircase rises and turns past large windows that flood in great natural light. The galleried landing above is such an interesting design feature, and a neat link to all rooms. The main bedroom is wonderful; spacious with a high ceiling (circa 11 feet, a feature the other garden-facing bedrooms share) plus a deep walk-in wardrobe. Adjoining it, the ensuite shower room is immaculate and simple with large shower pan and thoroughly stylish fittings - including the rather neat glass brick wall! Bedrooms 3 and 4 share a rather unusual and wonderful balcony overlooking the garden and the last garden-facing room is almost identical, hence light and airy.

At the end of the landing is the galleried space overlooking the entrance hall, with roof windows above and generous built in storage. As a place to paint, or read, there are few better... And next to this to this "the den" is currently used as a wonderful, creative work space for our vendors' business. Equally it would be a fab double bedroom, or maybe a music/cinema room. And serving all rooms, the family bathroom is as individual, welcoming and fun as you would expect, with little touches that raise a smile.



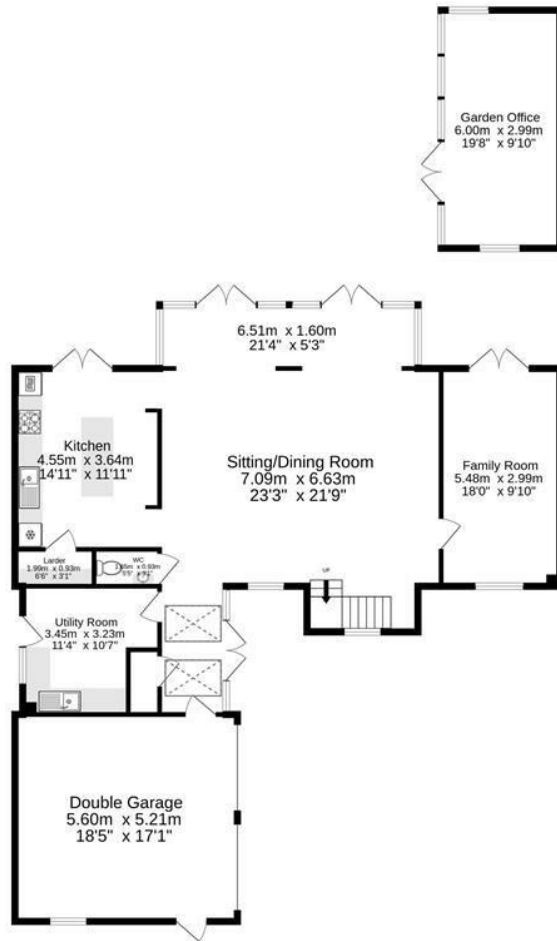


We previously mentioned the driveway entrance being very secluded. Shared with just the neighbour, a block-paved driveway comes to a dedicated gravelled area with ample parking for a number of cars, with the neat pair of garage doors behind this. A paved pathway round the edge leads to the front door. And there is space all round the building via two wooden gates, to access the utility room door and thereafter the garden.

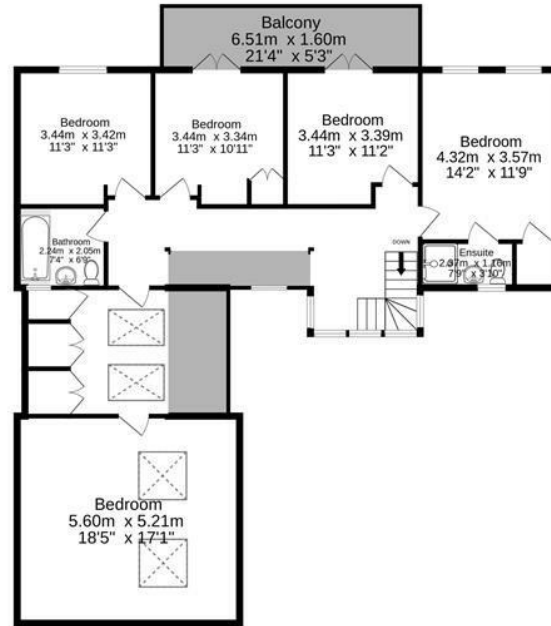
Once behind the house, the garden is a delightful and expansive area, peaceful and secluded. Extending to over 120 ft and featuring an established lawn bordered by a myriad of shrubs, it is also neatly secured with timber fencing. Beyond the lawned area is the remnants of an old orchard area, featuring amongst others Hawthorn, Sycamore, Cob Nut, Maple, Laurels and flowering Damson trees. A pergola seating area has been created halfway down the garden, a fine venue for evening drinks, and recently planted with Wisteria to provide cover and colour. Further, there is a decking area that spans the width of the house and offers the perfect excuse for parties and summer dining! In addition, the home office sits on a hardstanding just off to the right hand side, offering a real alternative to working in the house.



Ground Floor
152.4 sq.m. (1641 sq.ft.) approx.



1st Floor
115.9 sq.m. (1248 sq.ft.) approx.



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TOTAL FLOOR AREA : 268.3 sq.m. (2888 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

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