









**A splendid stone barn offering a fine mix of old character & new utilities, set in a village that's one of the most highly regarded in the area**

A delightful former farm barn set in one of West Oxfordshire's most desirable villages. The lovely, light & generous accommodation is set over three floors, with many pretty features including open fireplace & exposed timbers. Presented in very good order throughout, including a recent new kitchen.

Stonesfield is a vibrant and popular village sitting on the edge of the Cotswolds adjacent to the Blenheim Palace estate (a World heritage site). Dating back to Roman times, today the village is still very much a traditional village - intimate, informal and friendly. Sitting amidst rolling countryside and open farmland, the setting is idyllic. But it's also practical with a great local store/Post Office, community-owned pub, library, car garage, and a very well regarded local school.

And the community is wonderful with a wide range of social activities to enjoy should you wish, ranging from tennis to Scouts to AmDram! It's also just a few miles from Woodstock with all the fine amenities it has to offer, accessible via a swift and frequent bus service if desired. Further accessibility is just as easy, including various mainline stations - Charlbury, Long Hanborough and Oxford Parkway to mention just three - close by plus straightforward access by road to Oxford, Chipping Norton and London. As villages go, this is as close to ideal as you will find.

Dating back several hundred years and originally a barn serving one of the farms in the village, Barn End was sensitively converted in the 1980's. It is a delightful property as it oozes character, with beams and wall timbers evident throughout that instantly tell you this is a valuable piece of the village's history. And from the 1980's up to today it has been continuously upgraded to offer easy and practical modern living that's also surprisingly roomy. In recent years those upgrades have included kitchen, bathroom and general decor. As a result it really is "turnkey-ready" for the next owner to simply move in and enjoy all that it and the location has to offer.

The front door leads into a hallway with a modern cloak room straight ahead, alongside which are two large and useful store cupboards. As can be seen in our virtual tour, there's ample space in the hallway for coat hooks, boot racks etc. Head left and you move on through to the kitchen, just past the stairs. The tasteful modern units recently fitted strike a wonderful balance between traditional and modern style, with units on three sides offering a generous mix of storage, prep surfaces and modern utilities. Cleverly, the kitchen has been left open-plan to the living space, maximising the natural light that floods throughout. You'll notice a central island - this sits on wheels hence can be moved to suit.

- Steeped in character & charm
- Sizeable reception with fireplace
- Cloakroom
- Beautifully presented throughout
- High spec modern kitchen
- Secluded garden
- Five bedrooms
- Family bath/shower room
- Parking for two cars



Barn End, Pond Hill, Stonesfield, OX29 8PZ

Guide Price £500,000

The space opens out into a light and bright dining area which overlooks the garden to the rear and provides more than ample provision for a table and 6+ chairs without issue. It naturally flows to the living room. It's a charming and inviting place to be, centring on a lovely stone fireplace at the end which is perfection for such a room, an appealing central focus all year round, warm and cozy in the winter months. The combined length of dining and living rooms is over 27 feet, offering a wonderful space that's incredibly flexible and easy to furnish. It's also easily accessible to the garden behind via glazed French windows, inviting you to enjoy the garden all year round.

Upstairs the character continues, with an abundance of exposed timbers. On the first floor all three bedrooms are generous doubles and all feature exposed timbers. The largest is nearly 19 feet in length and looks out onto the quiet side street. The other two are light and airy, the smallest also featuring plenty of wardrobe space as well as a further, large cupboard. Serving the three is a high quality bathroom with both a raised bath and a separate shower, all cleverly packaged and fitted out with travertine marble tiling which complements the exposed timber crossing through the room.

On the top floor there are two further bedrooms. The larger of the two is charming and very spacious, made to feel even larger due to the vaulted ceiling that still contains thick, original timbers. To the far end a pretty window seat is the ideal vantage point for a peaceful view back across the lane, and under it there's some useful storage. The second bedroom is rather more compact, used currently as a very practical home office although it can easily be purposed as a single bedroom if desired (as it has previously). Worthy of further note is the cupboard under the eaves of the landing, which offers very generous and easily accessible storage space unusual in barn conversions.

Outside to the front the door opens out onto the pretty village lane outside, with the shop, pub etc just a short stroll away. To the rear the garden is laid entirely to flagstones for ease of maintenance, with some pretty borders. It is immensely private and peaceful, walled all round to give the perfect balance between seclusion and good light. It is also South-West facing hence attracts sunlight most of the day. Behind the rear gate there is dedicated parking for two cars, in addition to which there are no restrictions on further parking in the cul-de-sac behind.

Mains water, electric, oil c.h  
West Oxfordshire D.C.  
Council tax band D  
£2,268-99 p.a. 2024/25







PUMBRO

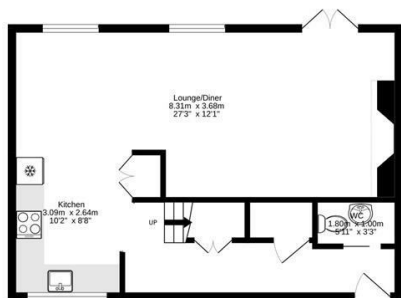
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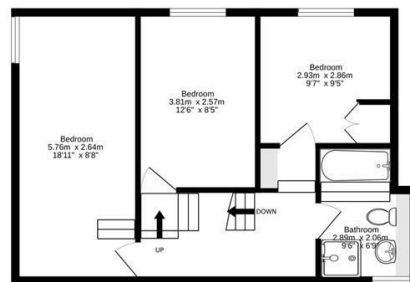
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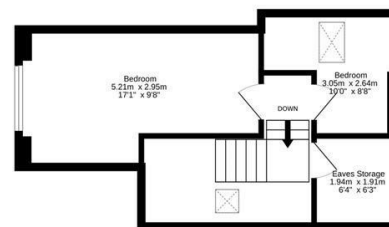
**Ground Floor**  
46.6 sq.m. (502 sq.ft.) approx.



**1st Floor**  
47.6 sq.m. (513 sq.ft.) approx.



**2nd Floor**  
32.0 sq.m. (344 sq.ft.) approx.



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**TOTAL FLOOR AREA : 126.2 sq.m. (1358 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

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to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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