





Dairy Barn, Manor Farm Barns, Middle  
Barton, OX7 7DA

Guide Price £1,450,000

**Simply put, Dairy Barn is the perfect modern evolution of an historic building in a special setting.**

Combining the immense character of an historic barn with the very latest technology, one of just four superior properties built to a superlative specification by a renowned builder. Dairy Barn offers nearly 3,000 sq ft of stylish accommodation including a self-contained two storey annex with views.

Middle Barton is one of three linked villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Between them they offer a delightful and vibrant community nestling in rolling countryside, with facilities including pubs, an award-winning restaurant, a garage and a village shop / post office. The primary school is within easy walking distance, and it is exceptionally well regarded, plus other state and private schools aplenty within easy reach. While rural and very much tucked away, the village is perfectly placed mid-way between Oxford and Banbury, offering immediate access to the Cotswold countryside and amenities including Soho Farmhouse. Commutability is swift and straightforward with road and rail links nearby to Oxford, London and Birmingham. And for those wishing to work from home there is both fibre to cabinet broadband and Gigaclear ultrafast broadband available.



There are many beautiful character houses to be had in the area. However, few can rival the feeling of quality and uniqueness of Manor Farm Barns. Reimagined by a developer well known for a level of detail bordering on obsession, what makes the barns so special is the unashamed and brave decision to blend old, new, traditional, contemporary in one place. And within that statement is huge energy efficiency and sustainability. Dairy Barn takes the original buildings and works with them to create something unusual and fun while also exceptionally flexible. By comparison, Larch Barn is as modern as they come; a building that's unique and very open plan, using attractive, traditional timber to the exterior. Maverick House takes all the classic cues of a Home Counties farmhouse, and elevates them to provide a sumptuous family space with every latest modern convenience and a wonderful garden. And the Forged Barn combines all the design influences from the other three! We know of no other farmyard development that offers such variety and character.

The Dairy Barn sits on the edge of the development, the buildings surrounding their own beautiful central courtyard garden, a fantastic spot for entertaining that's completely sheltered from wind. The central wing cleverly links the main living areas in a layout that flows perfectly. The kitchen is instantly appealing, featuring a vaulted ceiling that embellishes the feeling of character. Full width glazed doors open back to perfectly integrate the kitchen with the garden. A generous range of units which includes a large central island with cooker and hidden extractor, allowing the chef to interact with their guests. That same chef will appreciate the quality of the fixtures - Neff double ovens and warming draw, double height fridge and freezer, dishwasher and double Belfast sink. In addition a utility room sits just off the kitchen offering yet more storage, and its external door makes it ideal as a boot room/dog lobby. Also off to the side is a cloak room.

The living room next door features that same vaulted ceiling, and here the central focus is a wood burning stove - the perfect accompaniment for cozy winter days. It's a great size, and with windows to one side plus double doors to the other that open to more glazed doors accessing the garden, it's a light and welcoming room. In addition, the snug next door is the perfect accompaniment, nestling in the corner of the buildings and offering the opportunity to have a study, or TV room away from the other living areas.

Following the same theme of focusing in on the garden, The three main bedrooms within The Dairy Barn itself all have French doors that open out on to your central courtyard. All are useful doubles, with the principle bedroom cleverly placed to the very far end away from the noise of day to day living. It includes a very alluring ensuite bathroom that's been equipped to an exceptional standard. In addition, the main bathroom is sensibly placed at the junction between the living and bed rooms, equipped with a bath and a shower.





Due to the nature of the original buildings it was challenging to combine all three wings. So, instead the decision was made to make a feature of the self-contained, two-storey stone outbuilding. Sitting just a few paces from the kitchen, this sits on the opposite side of the courtyard garden. The downstairs rooms have the infrastructure to be converted to a kitchen and utility/WC in the future if needed, while today offering the perfect home working space, or a gym, or maybe a cinema room! The first floor offers a bedroom that's a particularly generous double, and there's a family bathroom next door. Both rooms have the enviable benefit of glorious views out across the surrounding countryside.

The barns themselves are particularly well situated, on the edge of fields and well away from main roads or other sources of noise. Their layout ensures each feels light, airy and spacious within their own plots as well as the wider development. The afore-mentioned central courtyard is the perfect day to day garden with a broad lawn edged with paving. But in addition you'll be able to enjoy just over 0.5 acres of land, along the banks of the River Dorn. This serene area is adorned with mature trees, the perfect place to spend peaceful afternoons with family and friends. And parking is well catered for with a dedicated area next to the house.





# MANOR FARM BARNES

THE DAIRY BARN FLOOR PLAN  
PLOT 1 GIA - 276.88sq. m. (2,980 sq. ft.)



GROUND FLOOR

FIRST FLOOR OUTBUILDING

### Ground Floor

Kitchen/Family	6.07m x 7.58m	19'11" x 24'10"
Utility	4.64m x 2.96m	15'3" x 9'9"
Lounge	4.23m x 5.95m	13'11" x 19'6"
Snug	4.25m x 3.84m	13'11" x 12'7"
Bed 1	4.93m x 4.03m	16'2" x 13'3"
Bed 2	3.24m x 3.21m	10'7" x 10'7"
Bed 3	3.41m x 3.23m	11'2" x 10'7"
Ground Floor Outbuilding	5.19m x 5.56m	17'1" x 18'3"

### First Floor Outbuilding

Study/Bed 4	5.85m x 4.70m	19'2" x 15'5"
Bath	3.83m x 2.94m	12'7" x 9'8"

Material Information QR code:



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</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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