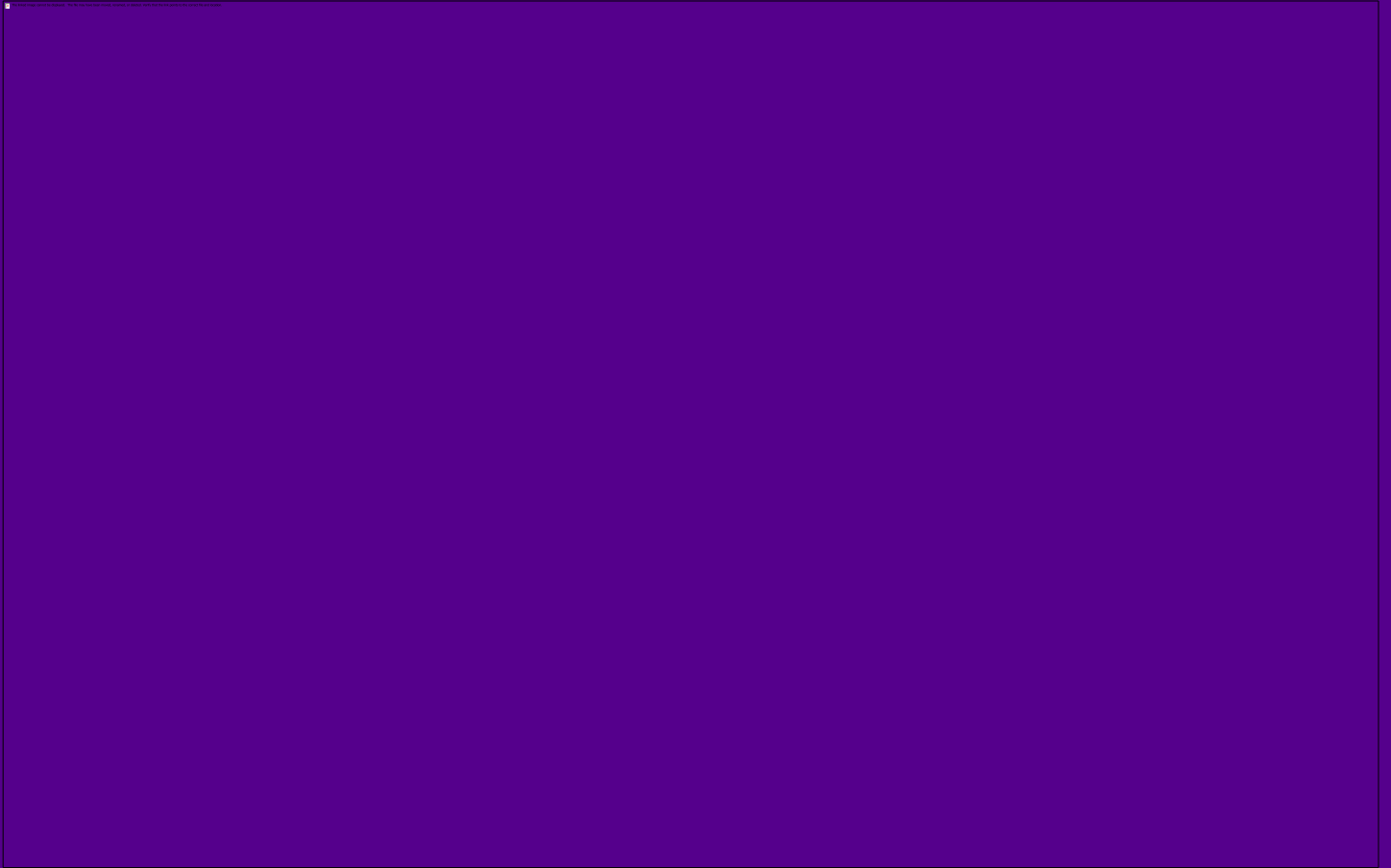
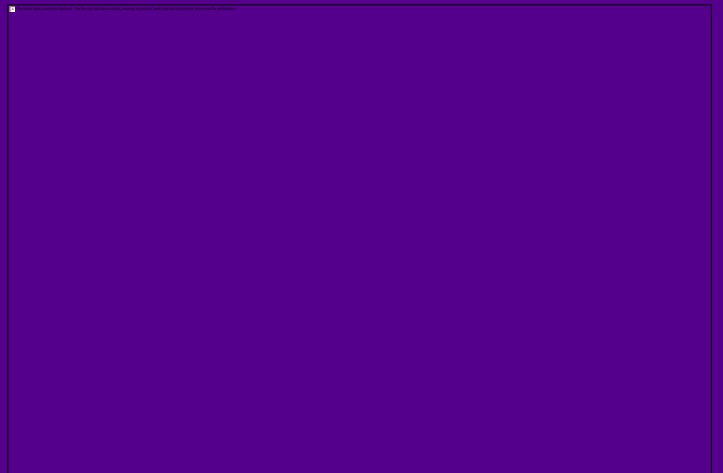
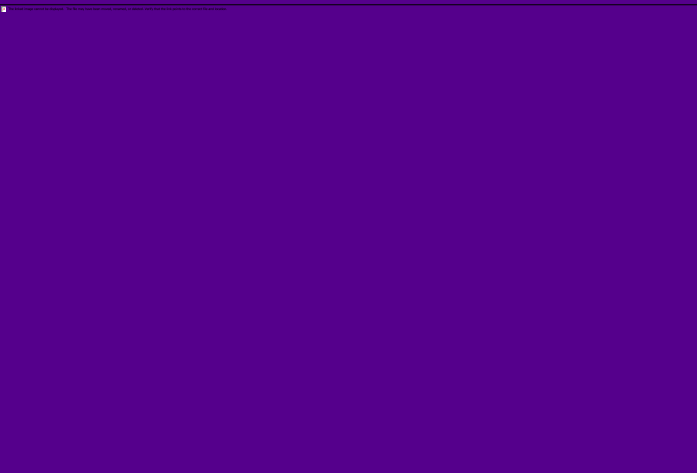




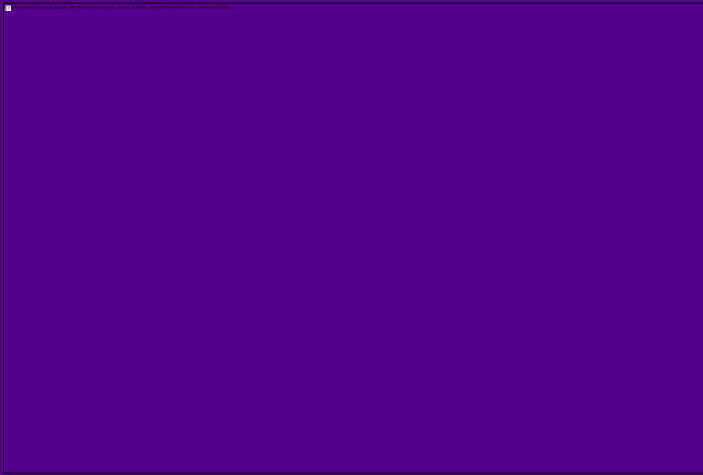
**WHITE LION**  
Residential



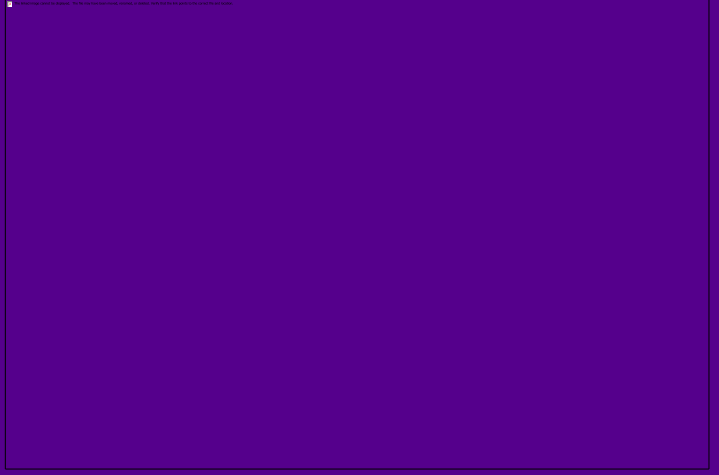
**Sydenham Road // Sydenham // Oxfordshire // OX39 4LR**



**£750,000**



- Grade II Listed Barn Conversion
- Three Bedrooms
- Off Road Driveway Parking
- 85' Rear Garden



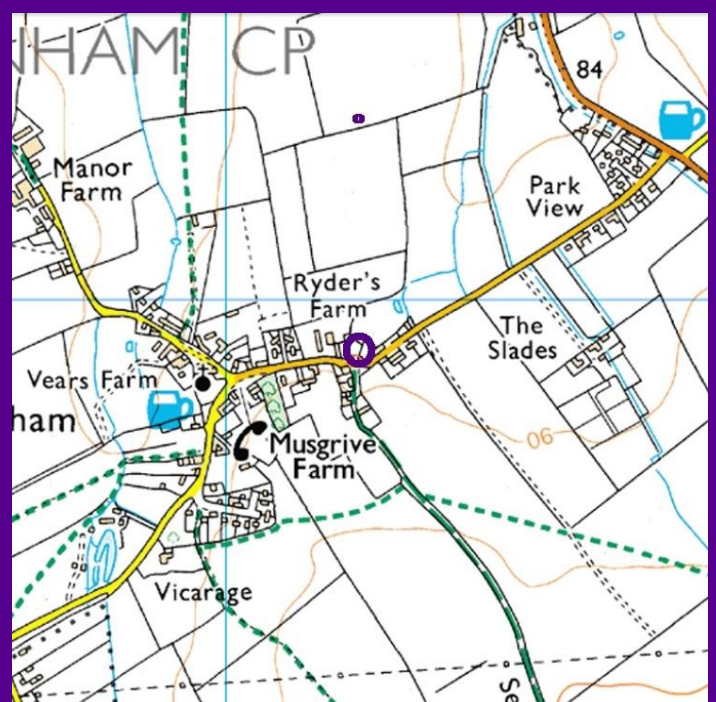
- Vaulted Open Plan Living Space
- Two Bathrooms
- Home Garden Office
- Gas Central Heating

### Description

Beautifully converted grade II listed barn with parking and an 85' rear garden. An unusually light and airy barn conversion, combining a stunning vaulted ceiling, open plan living space, with three bedrooms and two bathrooms. There are a multitude of original exposed beams and much character, all finished to a very high standard. The property is set back from the road with front garden and an 85' garden, with an open outlook to the rear. There is a timber construction home office shed in the garden, which is insulated and has power and light.

### About Sydenham

Is a pretty and quiet village enjoying beautiful views of the surrounding countryside and the nearby Chiltern Hills. There is the Crown pub, and Saint Marys church, but beyond that it's farmland until you reach the market town of Thame around three miles away. The M40 junction 6 is just three miles away, and Haddenham Parkway and Princess Risborough stations are both under seven miles.





## Energy Performance Certificate

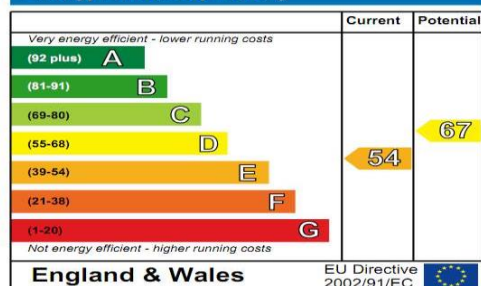


Ryders Barn  
Sydenham Road  
Sydenham  
CHINNOR  
OX39 4LR

Dwelling type: Detached bungalow  
Date of assessment: 30 March 2009  
Date of certificate: 30 March 2009  
Reference number: 0257-2890-6974-0871-3951  
Total floor area: 107 m<sup>2</sup>

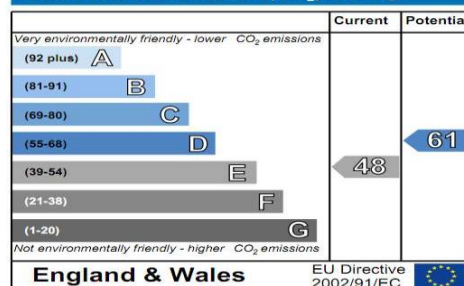
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	336 kWh/m <sup>2</sup> per year	250 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.0 tonnes per year	4.5 tonnes per year
Lighting	£97 per year	£53 per year
Heating	£786 per year	£625 per year
Hot water	£138 per year	£99 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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