



THOMAS
MERRIFIELD

SALES LETTINGS

8 Barn Close,
Oxford, OX2 9JP

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A superb five bedroom detached family home, refurbished and significantly improved by the current owners, situated in this sought after development just off Cumnor Hill.

- Entrance hall with built in storage and cloakroom
- Open-plan kitchen and dining room
- Triple aspect living room with bi-fold doors
- Utility room
- First floor four bedrooms one with en-suite
- First floor family bathroom
- Second floor principal bedroom with en-suite bathroom
- Driveway parking and garage with EV charging point
- Rear landscaped garden
- Council Tax Band: G. EPC Rating: D

The accommodation comprises an entrance hall with built-in storage and a cloakroom. The kitchen and dining room have been reconfigured to create an impressive open-plan space, featuring a beautifully fitted kitchen with a comprehensive range of units and integrated appliances. This opens seamlessly into the triple-aspect living room, where bi-fold doors provide direct access to the rear garden. A separate utility room completes the ground floor. On the first floor there is a guest bedroom with an en-suite shower room, three further bedrooms and a family bathroom. Occupying the second floor, the principal bedroom provides an excellent principal suite with an en-suite bathroom. Outside, the property benefits from an attached garage, driveway parking and an EV charging point. To the rear is a private, landscaped garden.

Guide Price £875,000 Freehold





The property is well located for access to Botley and Oxford, with a good range of local amenities nearby, including shops, cafes and supermarkets at West Way Shopping Centre. The area is popular with families due to its well-regarded schools and easy access to open countryside, including walks across The Hurst and nearby Farmoor Reservoir. There are also a range of leisure facilities close by, including golf at Frilford Heath and sports facilities at Oxford Brookes. Oxford city centre is approximately two miles away, with convenient access to the A34 and A420 for travel further afield. According to Ofcom, Standard and Superfast Broadband is available and mobile voice and data coverage is good indoors and outdoors.



**Approximate Gross Internal Area 1747 sq ft - 162 sq m
(Excluding Garage)**

Ground Floor Area 680 sq ft – 63 sq m

First Floor Area 648 sq ft – 60 sq m

Second Floor Area 419 sq ft – 39 sq m

Garage Area 178 sq ft – 17 sq m

