



Middle Barn Park Farm, Ambrosden, OX25 2LX

Guide Price £500,000 Freehold

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SALES LETTINGS



The Property

A beautifully presented three bedroom barn conversion with an abundance of character in a quiet village setting. Noteworthy features include, large vaulted kitchen/breakfast room and a particularly generous sitting room (18'10 x 18'8) with a lovely fireplace. The property was converted approximately 20 years ago. Entrance hall, large dual aspect sitting room with log burner, well proportioned dining room and spacious kitchen/breakfast room. Three first floor bedrooms with ensuite to master. Two areas of garden, with the principle garden being south-east facing and the courtyard secluded. There is also parking at the property.

MATERIAL INFORMATION

A traditionally constructed three bedroom semi-detached barn conversion. Mains; water, drainage, gas and electricity are connected. Heating - gas fired central heating to radiators. Broadband - according to Ofcom it is likely that all broadband speeds including Ultrafast is available. Likely forecast for Mobile phone availability according to Ofcom - EE and Three, good outdoor and good indoor. Vodafone good outdoor, 02 variable outdoor. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Flood risk - Gov.uk, which comments on the land around the building rather than the building itself. There is a high risk of flooding from surface water from 2040 - 2060. This risk level is defined as greater than 0.033 chance per annum. There is a low risk of flooding from any other source. The sellers comment they have lived in the property for five years and they have never had any flooding. Furthermore the sellers have obtained insurance on normal terms. Cherwell District Council - E. EPC - C





Key Features

- Semi-detached Barn Conversion
- Characterful accommodation
- High quality materials
- Light and spacious rooms
- Large dual aspect sitting room
- Vaulted kitchen/breakfast room
- Two areas of garden
- Parking
- Tucked away central location

The Location

Well located being tucked away from main roads, in the older part of the village. The popular village of Ambrosden has good amenities including; a primary school and shops/post office. The nearby market town of Bicester (3 miles) supplies for all everyday needs as well as having excellent railway services to London Birmingham and Oxford. The motorway network is accessible via Junction 9, Oxford can be reached via back roads avoiding the A34 and going through Islip.

Thomas Merrifield and their clients give notice that:

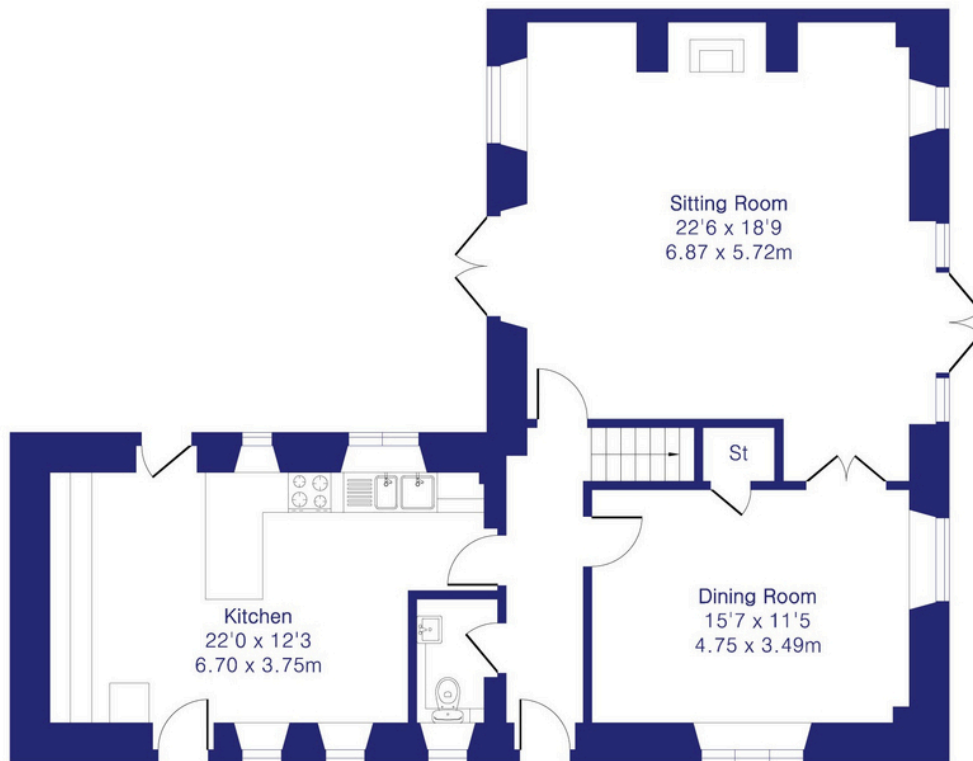
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

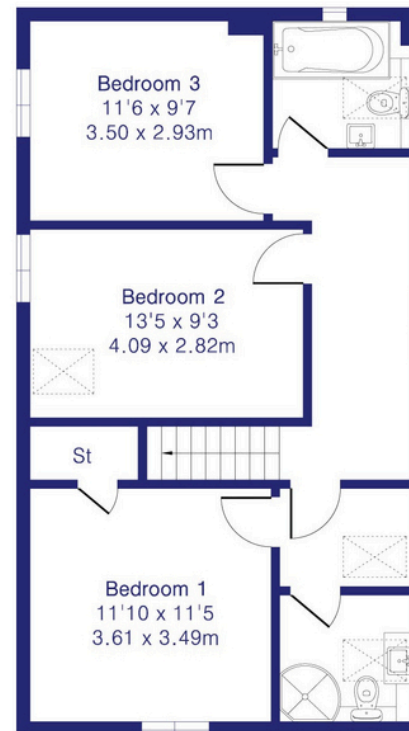
Approximate Gross Internal Area 1580 sq ft - 147 sq m

Ground Floor Area 934 sq ft – 87 sq m

First Floor Area 646 sq ft – 60 sq m



Ground Floor



First Floor

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