



A fantastic opportunity to purchase a stunning barn conversion that has been extended and extensively remodelled to provide exceptional contemporary living accommodation, with a new oak framed quadruple garage, outbuildings, and an outdoor entertaining area on a substantial plot in a secluded location, whilst still being minutes from excellent commuter links.

Located in the grounds of Brashfield House, and approached along a long private drive, The Bothy is an exceptional property that has undergone a comprehensive renovation programme to provide light and spacious living accommodation.

Approached via electric gates, which lead to a generous block-paved driveway with parking for numerous vehicles, you are immediately aware of how secluded this impressive stone-built property is.

An outstanding entrance hallway with a vaulted ceiling, underfloor heating, and full-height windows set the scene for what is to follow.

There is no doubt the "hub" of this stunning family home is the kitchen/dining/family room.

The kitchen is fitted with stylish contemporary floor and eye-level units, integrated appliances, and a central island, which is perfect for preparing meals and chatting with friends over a coffee or glass of wine.

The dining area has plenty of space for a large table and chairs, enjoying views over the beautiful garden - it's the perfect place to enjoy both casual and formal dining.

It doesn't end there. Exposed stonework on the walls, large glass roof lanterns, an area for the family TV, and sliding doors that open to the garden make for not only an enviable and light contemporary space, but a very practical one.

The sitting room will also impress, accessed via the kitchen or the hallway, it offers a relaxing space to unwind.

The generous principal bedroom is luxurious. Positioned at the far end of the property, with French doors to the garden, it offers a light-filled relaxing space for adult living. Boasting a fabulous en-suite bathroom with a roll-top bath, and twin sinks, it also has a large state of the art custom-built walk-in wardrobe.

Three further bedrooms on this side of the property are well served

by a family bathroom with both a bath and a separate shower. A fifth bedroom, along with a shower room, a cloakroom and a study with separate access, offers the flexibility for guest accommodation or annexe living for multigenerational families.

A useful utility room, with a door to the side, a laundry room, and a second cloakroom address the practical needs of a modern family.

On the first floor the current vendors have created yet another impressive living space. With large Dormer windows, a Juliette balcony, and a fully equipped bar it is ideal for entertaining friends and family.

For those who work from home, there is a private office with a storage room accessed via the large reception room on the first floor. It would also lend itself to being used as a guest room, hobby room or media room.

Outside, the gardens are a particular highlight. The grounds extend away from the house to create a wonderful sense of space and privacy, with sweeping lawns, established planting and attractive entertaining areas, enclosed by fencing and Cotswold stone walls.

In addition to the attractive flower beds, there are raised vegetable beds and a brick-built greenhouse, ideal for the keen gardener.

Al-fresco dining is made easy with a large patio adjacent to the kitchen/dining room, and a purpose-built covered outdoor kitchen with heat lamps means you can make the most of outdoor dining the whole year round.

The original garage and a store room attached to the property offer both secure storage space and the opportunity to have a large gym or studio.

A recent addition to this fabulous family home is the newly constructed oak framed four bay garage. This benefits from being insulated with two open car ports and two enclosed garages with

electric doors separated by a glass panel in the centre of the garage. The enclosed garages also benefit from being fitted with extensive storage and workbench space

Further storage is provided by two additional outbuildings.

Caversfield is a small village mentioned in the Domesday book and featuring a Saxon church which in part dates to the 10th Century. It is located just to the North of the thriving market town of Bicester and as such it enjoys an enviable balance between rural life and a wealth of local amenities, good schools, excellent transport links etc.

Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour. Bicester Village Station also has a fast service to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach.

Located 12 miles from Oxford and 24 miles from Milton Keynes, Bicester is one of the fastest-growing areas in Oxfordshire.

The town is a historic market centre, but has shown major ambitions for growth through the development of the internationally recognised Bicester Village Shopping Centre, the town centre redevelopment, and the Bicester Eco-town.

Bicester town has a number of traditional high street shops, restaurants, a cinema, and a Sainsbury's supermarket, in addition there is a Tesco supermarket and Marks and Spencer Foodhall on the edge of the town.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Dining/Family Room, study, Principal Bedroom With En-Suite Bathroom, and Walk-In Wardrobe, Four Further Bedrooms, Family Bathroom, Shower Room, Two Cloakrooms, Utility Room, Laundry Room.

First Floor - Large Reception Room/Family Room/Games Room, Office/Bedroom With Access To A Store Room.

Outside - Detached Oak Framed Quadruple Garage, Second Garage and Store Attached To The Property, Two Brick-Built Outbuildings.

Electric Gates Leading To Generous Gravelled Parking, Landscaped Garden Laid To Lawn With Mature Shrubs, Trees, A Greenhouse, Raised Vegetable Beds, Covered Outside Entertaining Area, Large Patio.

Freehold Property
Stone-Built
Tiled Roof
Located In A Conservation Area
Services: Maintained by Residents Management Company, Include The Septic Tank, Water Borehole, And The Private Driveway
Mains Electric
Water - Private Borehole
Drainage - Septic Tank
Mains Gas Heating.
Air Source Heat Pump
Wood burner
Underfloor Heating

Local Authority CDC
Council Tax Band - G





**Approximate Gross Internal Area 5066 sq ft - 471 sq m
(Excluding Garage)**

Ground Floor Area 3787 sq ft - 352 sq m

First Floor Area 1279 sq ft - 119 sq m

Garage Area 842 sq ft - 78 sq m

Outbuilding Area 125 sq ft - 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(61-91) B			
(49-60) C			
(32-48) D			
(16-31) E			
(1-15) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

