



Oak Barn, Merton Road, Ambrosden, OX25 2LZ
Offers in excess of £550,000

Believed to date back to the early 1800's this stunning property has been thoughtfully converted from an old milking parlour to a three-bedroom semi-detached barn with exceptionally light and spacious accommodation to suit contemporary living, located on a small gated development.

Accessed via electronically controlled gates this stunning brick-built property was skilfully converted to a very high specification by a reputable local developer, using many of the original materials including the beams and brickwork to provide light and spacious accommodation, which is perfect for modern living.

An attractive wooden gate, and path lead you through the enclosed front garden to this fabulous barn and sets the scene for what is to follow.

The entrance hall is filled with natural light and provides access to the cloakroom and stairs to the first floor. The flooring in the entrance hall, kitchen/breakfast room, utility and cloakroom are all Travertine making them ideal for everyday family life.

Also worthy of note are the internal doors, which are oak, and the hardwood double-glazed windows with wrought iron fittings.

The large kitchen/breakfast room is a fabulous room with solid wood units and worktops that have been crafted with an eye for fine detail, and are complemented by the Travertine tiled floor.

It also boasts a double Belfast sink, double Range Master style cooker, integrated appliances, space for an American-style fridge/freezer.

The kitchen is completed by an island for preparing your favourite meals, making it the perfect area for those who enjoy entertaining, and the aspiring chef!

The dining area easily caters for a large table and chairs, so both casual and formal dining will be a pleasure with your friends and family

A useful utility room with storage is accessed via the kitchen.

The sitting room is also a "wow", boasting a brick feature fireplace with multi fuel stove, which makes for cosy winter evenings at home.

A vaulted ceiling and French doors that lead to the patio provide a light and spacious area that offers the flexibility to be used as a spot to enjoy a good book, a play area for children, a study area, or just somewhere to relax and enjoy the sunset with a glass of wine.

The Large master bedroom on the first floor has fitted wardrobes and an en-suite shower room. It's generous space gives plenty of scope to relax and wind down. There are two further double bedrooms and a family bathroom on the first floor.

The landing also has plenty of useful storage space.

Outside, the barn benefits from having off-road parking and a walled garden, along with security lighting and a brick-built storage shed. In addition to the brick-built storage shed there is a second shed to the side of the property.

Attractive brick-built walls completely enclose the garden, to the front, and the patio area is ideal for those who enjoy al-fresco dining.

The village of Ambrosden is set approximately 3 miles southwest of the market town of Bicester.

The oldest part of the village consists of a few houses, including the Park Farm, a post office, a corn mill, a village hall (formerly a school) and the modern school.

The village also contains the church, the Parish Church of St. Mary the Virgin.

Most of the houses and cottages are built of coursed rubble, with many standing on the high road leading from Merton to Bicester, opposite the park, church, and vicarage. To the east of the village, near the parish church, are some 19th-century cottages made of stone, roofed with slate tiles.

For commuters both Bicester North and Bicester Town stations are a short drive away with services to London Marylebone, Oxford and Birmingham. Junction 9 of the M40 is close by and offers commuter access to London, the M25 and Birmingham.

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.

For shops and facilities, Bicester offers a range of supermarkets, individual shops, doctors' surgeries, opticians, a regular market, a cinema complex, along with leisure facilities.

For more extensive facilities Oxford, Aylesbury, and Banbury are all within easy reach.





The Accommodation comprises:

Ground Floor - Entrance Hallway, Cloakroom, Kitchen/Dining/Family Room, Utility Room, Sitting Room.

First Floor - Principal Bedroom, En-Suite Shower Room, Two Double Bedrooms, and a Family Bathroom.

Outside - Enclosed Landscaped Garden, Private Off-Road Parking, Storage Shed.

Semi- Detached Brick and Block Under Slate Roof Freehold Property.

Private Gated Access - Shared Driveway - £120.00 PA Towards Electric Gate and Driveway Maintenance.

All Mains Services Connected. Thames Water, OVO

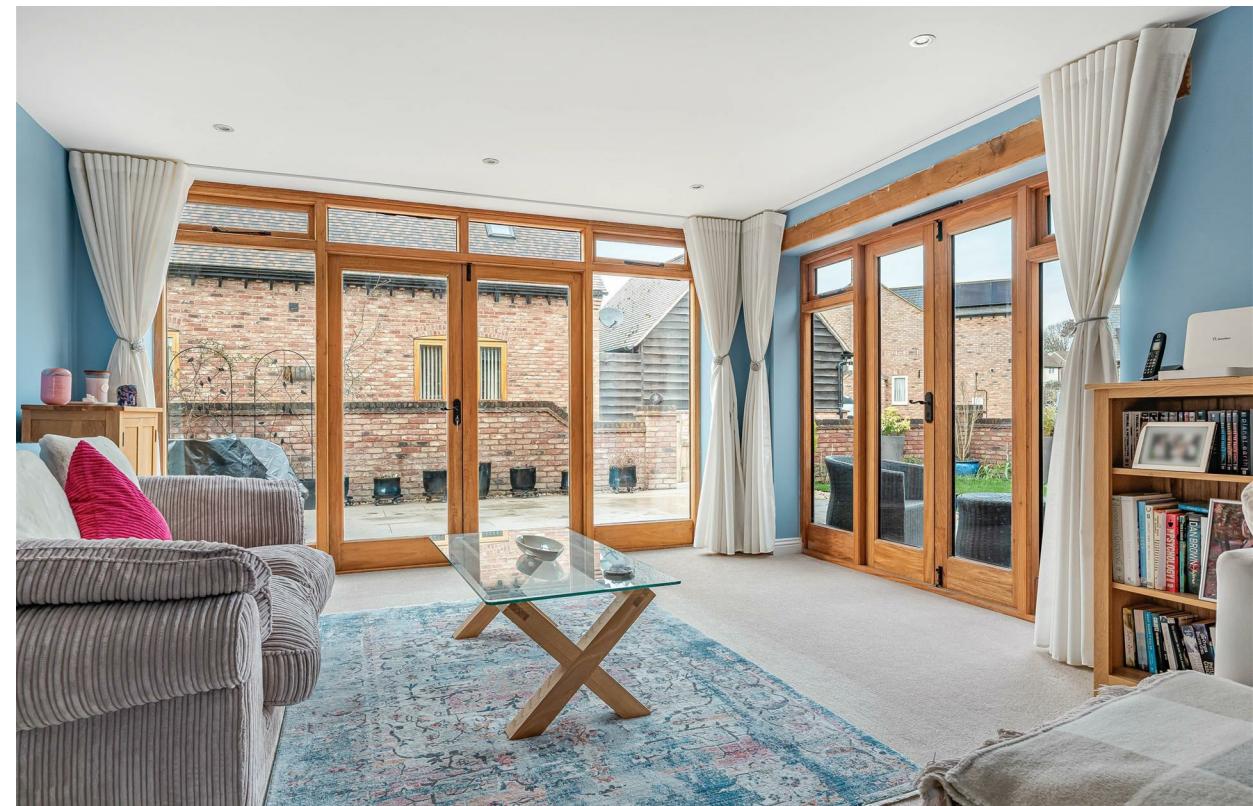
Broadband - According To Ofcom- Gigaclear Available.

Mobile Phone Coverage - Please Check Using The Ofcom Website -
<https://checker.ofcom.org.uk/>

Freehold Property.

Local Authority Cherwell District Council - Council Tax Band - E
Gas Central Heating

EPC Rating - C





Approximate Gross Internal Area 2023 sq ft - 187 sq m

Ground Floor Area 1081 sq ft – 100 sq m

First Floor Area 942 sq ft – 87 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



