

HARDYS BARN

LANGFORD, OXFORDSHIRE



A substantial four-bedroom detached period stone barn, situated in an enviable position in the sought after village of Langford, with delightful south-westerly facing garden, driveway and parking and overlooking neighbouring countryside

In all approximately 0.39 acres

Ground Floor: Entrance hall • Boot room
Utility room • Cloak room • Study
Open plan Kitchen/Sitting/Dining room • Snug
Orangery • Cloak room • Bedroom four

First Floor: Principal suite with dressing room
Bath and shower room • Two further double rooms
Family bathroom

Outside: Driveway parking
Rear garden and patio terrace

Butler 
Sherborn

Burford Office

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DESCRIPTION

Formerly the guest house of Sir Hardy Amies, the celebrated couturier to Queen Elizabeth II, this exceptional barn has been renovated by the current owners to a high standard, combining original character with contemporary design. Designed with entertaining in mind, the property centres around a spacious kitchen/family room featuring a bespoke DeVOL kitchen, a striking log burner and a dining area with custom-built cabinetry. The accommodation comprises four well-proportioned bedrooms, including a principal suite with a walk-in wardrobe with adjoining stylish bath and shower room.

The gardens are predominantly laid to lawn, with mature trees, established shrubs and herbaceous borders providing an attractive and private setting for outdoor relaxation and entertaining. To the front a gravelled driveway with parking for several vehicles.

SERVICES

Mains water, electricity and private drainage. Oil fired central heating and LPG gas bottles. Fibre broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council



COUNCIL TAX

Band G

EPC

Rating E

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VIEWINGS

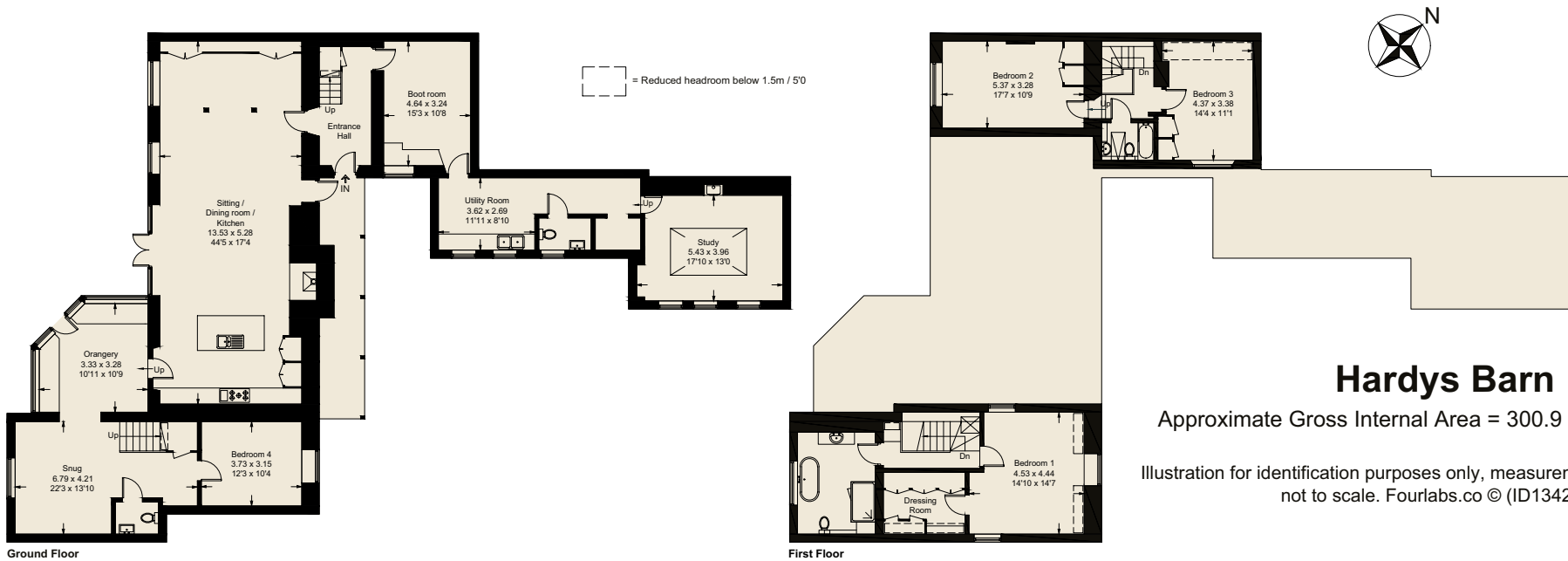
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DIRECTIONS (GL7 3LF)

From Burford take the A361 towards Lechlade. After approximately 5 miles take a left turn into Filkins. Follow the road to the right and take the next turning right signposted to Langford. Continue into the village, at the war memorial turn right and immediately left and Hardys Barn can be found on the right hand side.

what3words: ///wonderful.bearings.tomorrow







Pubs

Double Red Duke – 4 miles
 The Bell, Langford – within walking distance
 Five Alls, Filkins – 1.4 miles



Members Clubs & Spa's

Thyme, Southrop – 4.2 miles
 Daylesford Farmhouse – 20.3 miles
 Estelle Manor – 19.7 miles
 Lakes By Yoo – 6.6 miles



Schools

St Christopher's C of E School –
 within walking distance
 St Hugh's School – 9.4 miles
 Hatherop Castle – 7.4 miles
 Burford School – 6.8 miles



Train stations

Swindon – 15 miles
 Oxford – 25.7 miles

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