



# Millers Barn

Offers over £795,000  
Farthinghoe. NN13

Millers Barn is a truly individual and characterful home, forming part of the historic Old Rectory and incorporating an atmospheric 18th-century barn conversion. The property offers generous and versatile accommodation, a self-contained annexe, extensive outbuildings and beautiful private gardens, making it ideal for multi-generational living, home working or those seeking space and flexibility.

- Historic barn conversion with modern addition
- Separate annexe
- Garage & office
- Workshop
- 5 bedrooms total | 3,315 square feet
- Multi-level garden
- Driveway for multiple vehicles
- Sought after village
- Tenure | Freehold
- EPC rating C | Council Tax F



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





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The main house is particularly spacious and well laid out, with three reception rooms. The principal reception room is a wonderful space, featuring a wood-burning stove and doors opening directly onto the patio, creating a seamless connection to the garden. Two further reception rooms are currently used as a dining room and a snug, both offering comfortable and adaptable living space. The spacious hallway benefits from access to a downstairs WC.

The oldest part of the house features the large kitchen/breakfast room, which is full of character and charm. From here, a linking area leads to a boiler and drying room and onward to the utility room. This section of the house also provides access to the rear of the annexe (which can be locked to remain fully independent), as well as access to the outdoor kitchen area and the rear of the substantial workshop. On the first floor of the main house is an impressive galleried landing, leading to four well-proportioned bedrooms. The largest bedroom benefits from an en-suite shower room, whilst a family bathroom serves the remaining bedrooms.

The separate annexe, which is currently rented, offers excellent additional accommodation. It comprises a sitting room, bedroom, shower room and space for a kitchenette, and can be accessed either via its own private front door or internally from the rear of the main house, providing excellent flexibility. To the side of the property is a large workshop, an ideal space for storage, hobbies or business use. In addition, there is a further building incorporating a single garage and an adjoining office arranged over two rooms, perfectly suited for home working or running a business from home.

The gardens are a particular highlight: very private, attractively arranged and divided into several sections across different levels, offering a variety of secluded outdoor spaces (one currently housing a hot tub). To the front of the property, a generous driveway provides excellent off-road parking for multiple vehicles.

Millers Barn is a rare opportunity to acquire a home of space, real character and history, in a sought-after village setting.

Farthinghoe is a village located around attractive rolling countryside between the market towns of Banbury and Brackley. The village has a thriving community with excellent local facilities including a well-regarded public house with restaurant, 12th century church and primary school. Neighbouring villages of Charlton, King's Sutton and Middleton Cheney have further amenities including pubs, restaurants and village shops. A wider range of shops and services can be found in Banbury and Brackley with more comprehensive facilities in Bicester, Milton Keynes and Oxford. There are excellent transport links within easy reach, Banbury train station is within 6 miles (around 1 hour into London Marylebone) and the M40 within 5 miles.

- o Tenure: Freehold
- o Local Authority: West Northamptonshire
- o Council Tax Band F
- o Utilities: Mains gas, electric, drainage & water

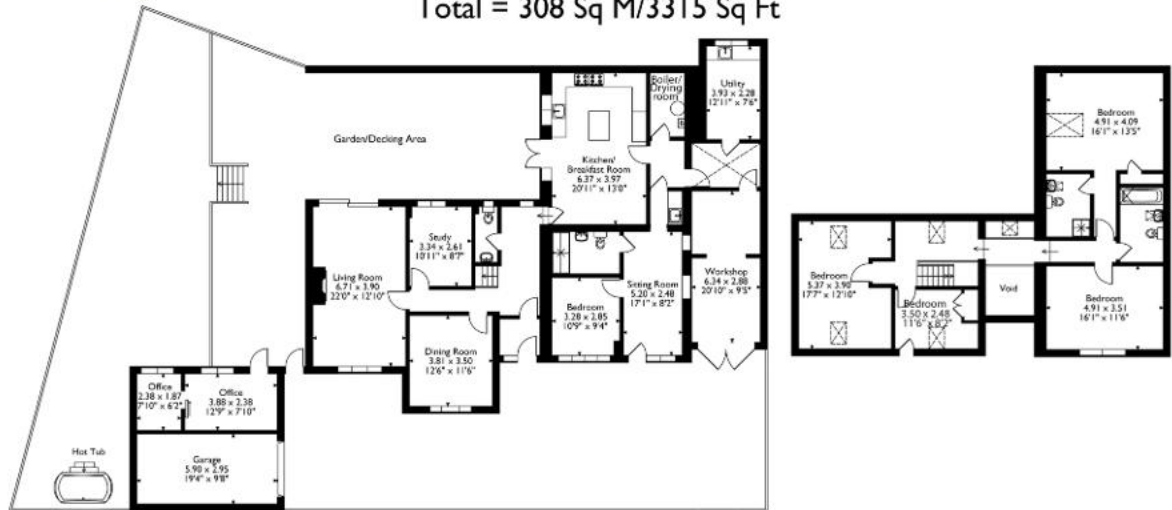




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Millers Barn, Baker Street, Farthinghoe NN13 5PH

Approximate Gross Internal Area  
 Main House = 276 Sq M/2971 Sq Ft  
 Garage/Office = 32 Sq M/344 Sq Ft  
 Total = 308 Sq M/3315 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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