



EASTER BARN

Taston, Oxfordshire



A BEAUTIFULLY REIMAGINED COTSWOLD BARN

An exceptional Cotswold stone barn conversion, originally from the 1800s, that has been meticulously renovated to create a home that feels entirely new whilst retaining its inherent charm and character.



Local Authority: West Oxfordshire District Council

Council Tax band: F

Tenure: Freehold

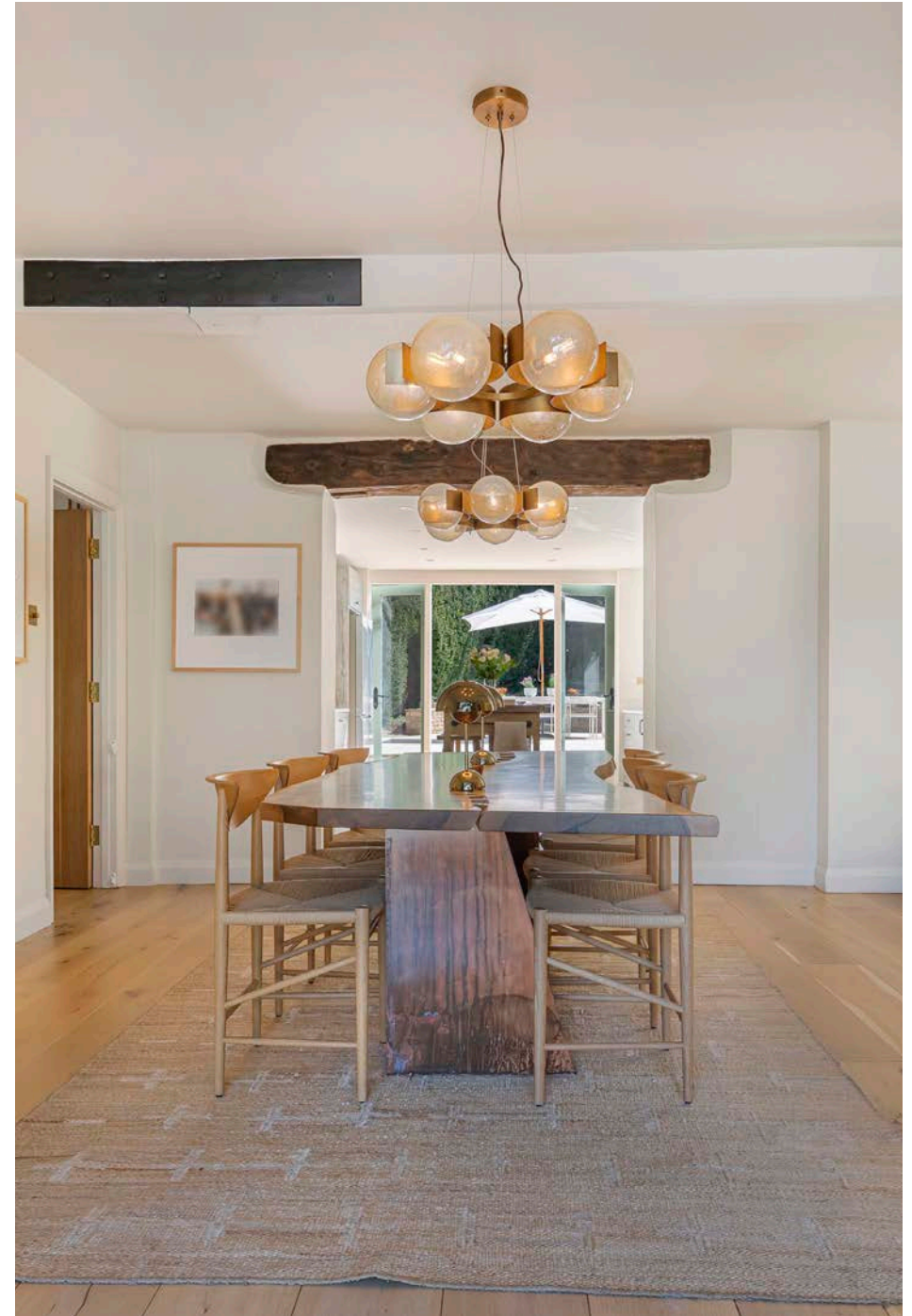
Services: Mains water, gas, electricity and drainage. Fibre broadband



THE PROPERTY

Positioned in a peaceful hamlet next to Charlbury and surrounded by rolling countryside and a wide choice of footpaths, the property now offers a seamless blend of refined modern living within a classic rural setting. Easter Barn presents as a striking example of sympathetic design, where the integrity of the original stone barn has been carefully preserved and elevated through an extensive programme of high-quality refurbishment. The result is a house of remarkable turnkey property of light-filled, well-balanced spaces with a clean, contemporary aesthetic that sits effortlessly alongside exposed timbers and traditional materials.

The ground floor has been thoughtfully opened to create a natural flow between the principal reception rooms, enhancing both light and volume. The kitchen/breakfast room has been upgraded with modern appliances and elegant cabinetry, positioned to connect directly with the terraces and garden, creating an ideal setting for both everyday living and entertaining.







MORE ABOUT THE PROPERTY

Upstairs, the bedrooms are calm and beautifully appointed, with newly fitted bathrooms and shower rooms throughout, complemented by bespoke cabinetry and a refined, cohesive finish. Significant unseen improvements have also been undertaken, ensuring the property functions as efficiently as it presents. These include a completely new air-source heat pump heating system, smart heating, underfloor heating throughout the ground floor and upstairs bathrooms, new water treatment plant, a whole-house water filtration system, new dual hot water tanks, upgraded electrics, new cast iron radiators throughout, installation of an EV charging point, amongst many more, which can be explained on a viewing. Collectively, these works bring the house firmly into line with modern expectations, offering the comfort and practicality of a newbuild home within an attractive period shell.

DISTANCES

Charlbury 1½ miles (mainline station to London Paddington in 70 minutes), The Bull and The Bell 1½ miles (walkable in 30 minutes on public footpaths), Diddly Squat Farm Shop 3½ miles, Chipping Norton 5 miles, Soho Farmhouse 5 miles, Estelle Manor 8 miles, Daylesford 8 miles, Woodstock 8 miles, Burford 12 miles, Burford Garden Centre 12 miles, Oxford 18 miles (all times and distances are approximate)



GARDENS AND GROUNDS

The setting of Easter Barn is one of its defining features, with private, tranquil gardens immersed in the surrounding countryside. The garden position acts as a sun-trap, with many newly created seating areas and two vegetable gardens. Last year the gardens were extensively landscaped to create structure, usability and visual appeal, designed to be wildlife friendly with minimal maintenance. There is a recently renovated Shepherds Hut, which serves as an ideal home office, with power and internet. Beyond, the grounds are arranged in gently tiered sections with areas of lawn, planting and seating, offering a variety of vantage points from which to appreciate the setting. The overall effect is both natural and carefully curated, ideal for entertaining or a quiet retreat, with a mainline station to London in the next-door village. The garages were also recently renovated. With one currently used as a large gym, with wood-panneling with internet and power.

PLANNING

There is lapsed planning permission for the construction of a separate annexe at the top of the garden. The proposed scheme included a self-contained secondary dwelling, offering excellent potential for guest accommodation, home working or ancillary living, subject to reinstatement of consent. Power has been laid to this area and the ground levelled by the current owners in anticipation of a future building there.





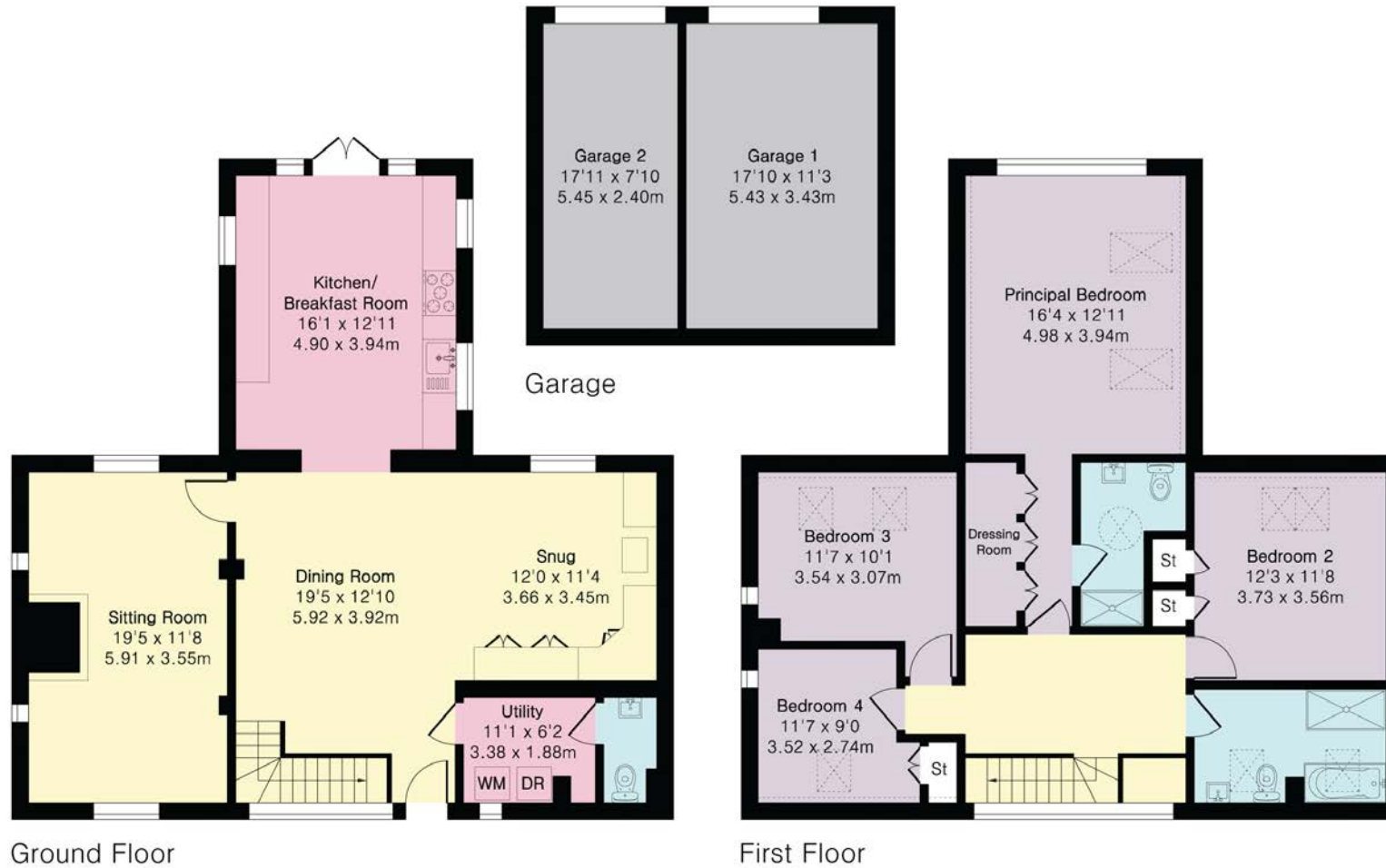


Approximate Gross Internal Area 1864 sq ft - 174 sq m (Excluding Garage)

Ground Floor Area 931 sq ft – 87 sq m

First Floor Area 931 sq ft – 87 sq m

Garage Floor Area 351 sq ft – 33 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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