



**DUCKPOOL BARN, ROUSE LANE, OXHILL, WARWICKSHIRE**

**SECCOMBES**

ESTATE AGENTS

**DUCKPOOL BARN  
ROUSE LANE  
OXHILL  
CV35 0NZ**

Situated about 3½ miles from Kineton, 7 miles from Shipston-on-Stour, 9 miles from Stratford-upon-Avon, 11 miles from Banbury, 15 miles from Warwick and Leamington Spa and 7 miles from Junction 12 of the M40 Motorway at Gaydon.

**A CHARMING LISTED BARN CONVERTED TO A HIGH STANDARD, QUIETLY LOCATED IN A POPULAR VILLAGE SET IN ATTRACTIVE ENCLOSED GARDEN.**

Entrance Hall, Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Landing, Three Double Bedrooms, Two Bathrooms (One Ensuite), Double Glazing, Oil-Fired Heating, Attractive Landscaped Enclosed Garden, Office/Gym (Converted from Former Single Garage), Off Road Parking.

**Viewing through:**

**Seccombes Estate Agents, Shipston on Stour**

**T: 01608 663788 E: [shipston@seccombesea.co.uk](mailto:shipston@seccombesea.co.uk)**

**[www.seccombesestateagents.co.uk](http://www.seccombesestateagents.co.uk)**



**Oxhill** is a popular South Warwickshire village about 3½ miles to the south of Kineton and 7 miles from Junction 12 of the M40 Motorway at Gaydon. The larger towns of Stratford-upon-Avon, Banbury, Warwick and Leamington Spa are within 15 miles of the village. There is a public house in the village with daily shopping requirements and a school in Tysoe (1½ miles). Extensive educational facilities are available in Stratford-upon-Avon and Warwick. Train services to London are available at Moreton-in-Marsh and Banbury. Amenities in the area include the Royal Shakespeare Theatre at Stratford-upon-Avon, National Trust Houses at Upton and Farnborough, and Golf Courses at Tadmarton, Broadway, Chipping Norton and Brailes.

**Duckpool Barn** is a charming property presented to a high standard offering spacious and well-proportioned accommodation, quietly located in a courtyard of just four properties in a popular village. The

property is Grade II listed by way of being within the curtilage of a neighbouring listed property.

In the early 2020s a number of improvement and modernisation works were undertaken including the replacement of the kitchen, installation of Karndean flooring throughout the ground floor (with the exception of the cloakroom), oak skirting boards, new oak doors throughout, together with updating the bathrooms. In addition, the electrics have been updated, tested and certified.

Features within the property include a fine fireplace in the sitting room incorporating a wood burning stove, together with many exposed beams and timbers.



The dining room is open plan into the sitting room and situated off the kitchen is the utility room. On the first floor there are three double bedrooms with the family bathroom having a separate shower.

Outside is an attractive enclosed garden offering privacy.

The well-appointed accommodation briefly comprises:

**Entrance Hall** with **Cloakroom** off with w.c, wash hand basin, ceramic tiled floor. Oak frame glazed double doors lead into the **Dining Room** double aspect and leads through to the

**Sitting Room** triple aspect with fine fireplace with stone surround, flagstone hearth and oak exposed beam, double glazed doors to garden.

**Kitchen / Breakfast Room** double aspect with glazed china sink, fitted oak base units with stonework surface over, built in oak wall units, Neff dishwasher, fitted freeze freezer, L-shaped bench. Door to **Utility Room** with a Warm Flow oil-fired boiler for central heating and hot water, plumbing for washing machine, built-in shelved store cupboards.

Stairs rise to the first floor **Landing** built in store cupboard, exposed beams and timbers.

**Bedroom One** double aspect with fine exposed beams and timbers, built-in wardrobe, built-in eaves wardrobes. Door to **Ensuite Shower Room** with shower cubicle, wash hand basin with drawers under, w.c., built-in cupboards.



**Bedroom Two** double aspect.

**Bedroom Three** currently used as a study with access to roof space.

**Family Bathroom** with bath, WC, wash basin, shower cubicle.

The **Garden** is situated principally to the front of Duckpool Barn and is an important feature of the property. Immediately adjoining the property is a paved patio, with well-stocked flower and shrub borders beside, beyond which is a lawned area leading around the side. The garden is enclosed in part by brick walling and part hornbeam hedging.

Situated across the gravelled courtyard is an **Office/Gym** converted from a former single garage with off road parking space to the front and side.

## GENERAL INFORMATION

### Tenure

The property is offered freehold with vacant possession.

### Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band F

### Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.



### Services

Mains electricity, water and drainage are connected to the property. Oil fired boiler for central heating and hot water.

### Energy Performance Certificate

Current: 72 (C) Potential: 80 (C)

### Directions

From the centre of the village by the Peacock Inn, head north towards Kington. At the Village Hall turn right into Rouse Lane. Proceed down Rouse Lane and after about 75 yards bear left up a gravelled drive way leading into the gravelled courtyard where Duckpool Barn is the first property situated on the right.

**What three words** // / gratitude.encounter.scanty


### Postcode CV35 0NZ

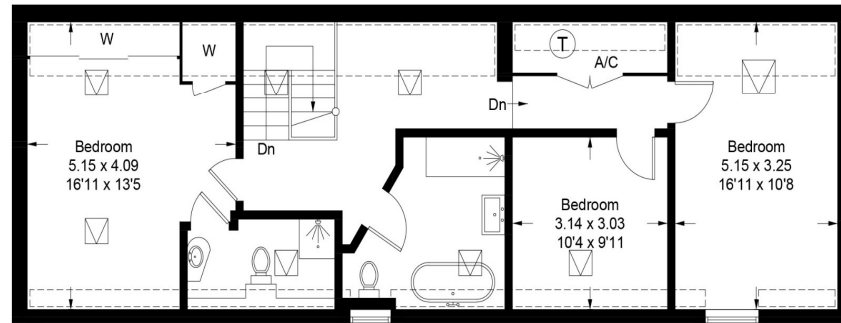
## IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

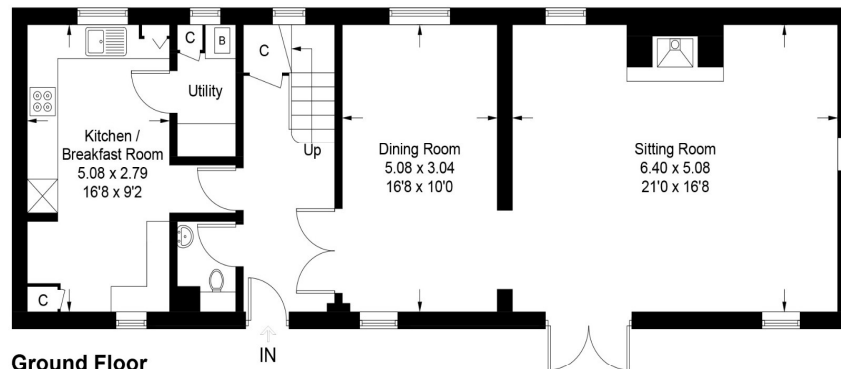
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# FLOOR PLANS

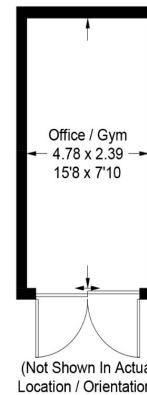
 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Ground Floor**



Approximate Gross Internal Area = 163.1 sq m / 1756 sq ft  
 Office / Gym = 11.5 sq m / 124 sq ft  
 Total = 174.6 sq m / 1880 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297368)



T: 01608 663788

10 Market Place, Shipston on Stour,  
 Warwickshire CV36 4AG  
 shipston@seccombesea.co.uk

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