



CARPENTER'S BARN, 9 BALL LANE, TACKLEY









Carpenter's Barn, 9 Ball Lane, Tackley, OX5 3AG

Freehold

- Four bedroom barn conversion
- Tastefully presented in neutral interiors throughout
- Large open plan living area with wood burner
- Driveway parking for two cars
- Offered with no onward chain
- Beautifully situated within the village of Tackley
- Kitchen/dining room with recently fitted flooring
- South-west facing garden with lawn and patio
- Excellent travel links and local amenities
- EPC Rating E and Council Tax F

Tucked away on a quiet lane, but just a few steps to the village green, Carpenter's Barn has been beautifully designed and presented to create a series of light and deceptively large and versatile living spaces.

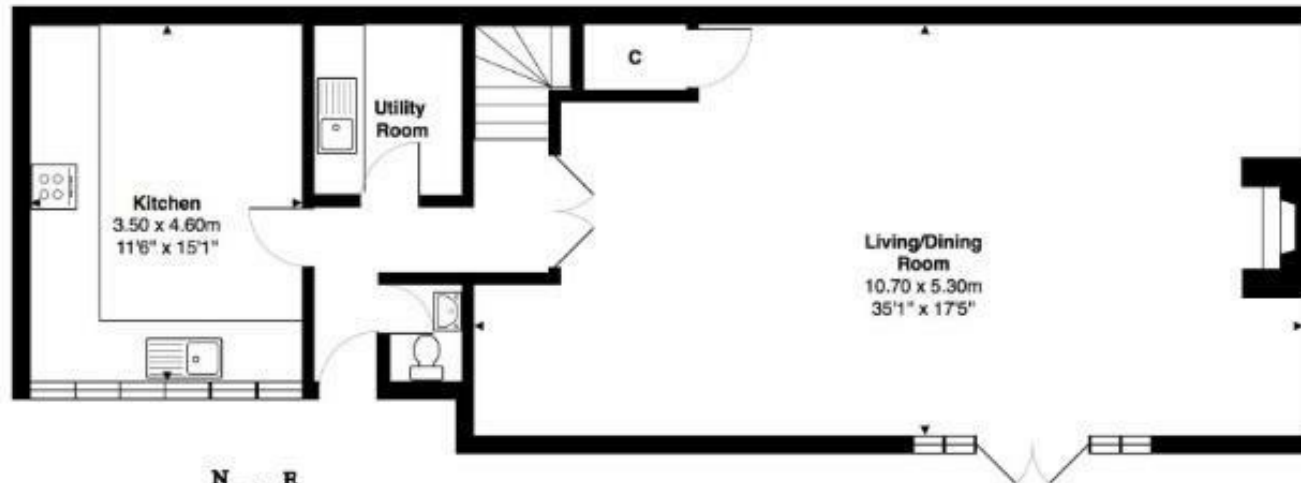
Wrapped in the agrestic backdrop of the north Oxfordshire countryside, the barn unfolds over nearly 1700 Sq. Ft. and draws together rustic charm with modern day practicality. Entry is via the central hallway which gives way to a generously proportioned cottage style kitchen complete with integrated appliances and Range cooker. The voluminous, open-plan living area unfolds across the right of the plan. A traditional wood burner sat within a stone fireplace can be found at the far end, offering a cosy focal point whilst French doors allow for direct access to the garden. The ground floor also offers a downstairs W.C and utility room for added convenience.

Ascending the staircase, the first floor is home to four well proportioned double bedrooms, including the master with en suite, and a family bathroom.

Externally, the south-west facing garden is fully enclosed. A patio area flows directly from the sitting room and offers the ideal spot for entertaining during the warmer months. There is also driveway parking for two vehicles. Viewings highly recommended.



First Floor



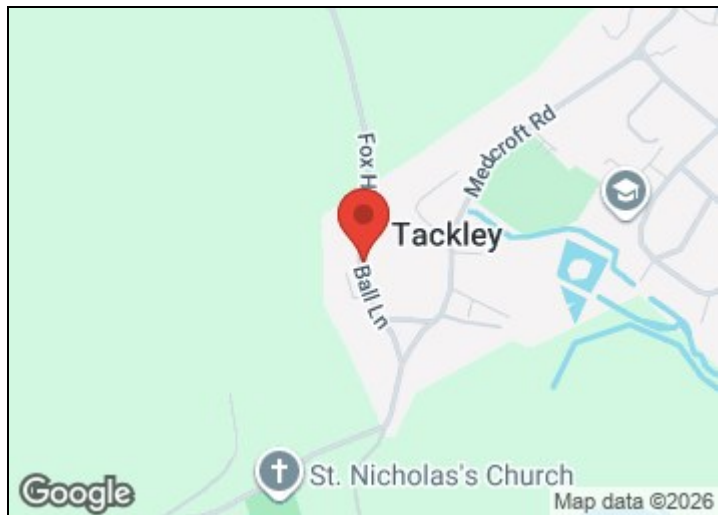
Ground Floor



Approximate Gross Internal Area: 156.2 m² ... 1681 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk





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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	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tackley

Is a charming village featuring quintessentially English period houses and an 11th century Church set around a traditional village green. Residents enjoy being part of a friendly community centred around the village's local pub, community shop, primary school and modern playground. Of huge advantage is Tackley's mainline railway station which provides a regular service to Oxford and London Paddington. Just seven miles away, Oxford Parkway offers fast (approx 55 mins) trains into London Marylebone.

Services

UTILITIES: Connected to mains services

TENURE: Freehold

Local Authority: West Oxfordshire

Council Tax Band: F

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