

FOR SALE



Mill Lane, Scotsgrove
Guide Price £995,000


MARTIN&CO



Mill Lane, Scotsgrove

4 Bedrooms, 3 Bathroom

Key Notes:

- Designer Sheraton Lucente kitchen with black marble worktops, central island, oak breakfast bar, and premium integrated appliances
- Abundant natural light from solid oak Bereco windows and electric triple-glazed Velux roof lights with rain sensors
- Impressive 60' x 18' first-floor open-plan living space with 150-year-old exposed A-frame king post beams
- High-quality finishes throughout including Amtico flooring, oak detailing, and bespoke glass features
- Oak Flooring throughout Living Space
- Advanced modern features including underfloor heating, Cat7 cabling, integrated AV, programmable lighting, and security system
- Striking full-height gable window in the living room paired with a contemporary cast-iron wood burner
- Stylish bathrooms throughout, including Jack and Jill en-suite and family bathroom with bath and shower
- Private gated grounds with lawn, patio areas, courtyard, and large gravel driveway providing ample parking

• Council Tax Band: G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This exceptional detached barn conversion, formerly an office known as "Go Ballistic," has been thoughtfully transformed into a striking contemporary home while retaining its original character. Finished to an outstanding standard throughout, the property seamlessly blends traditional features with modern design.

The first floor offers an impressive open-plan living space measuring approximately 60' x 18', enhanced by exposed A-frame king post beams dating back around 150 years. Natural light floods the space through solid oak Bereco double-opening windows and electric triple-glazed Velux roof lights with integrated rain sensors. Underfloor gas-powered wet heating runs throughout, and a full-width, full-height glass wall divider subtly separates the living area from the kitchen and family space while maintaining an open and airy feel.

The kitchen is beautifully appointed with a Sheraton Lucente ivory gloss finish, complemented by black marble worktops and striking blue glass splashbacks. A central island and inset oak breakfast bar provide both practicality and a focal point for entertaining. Integrated appliances include Neff ovens, induction hob, microwave, fridge, freezer and dishwasher, alongside a Miele washer and tumble dryer and multiple Franke sinks, all set on durable Amtico tiled flooring. Beyond, a generous dining area features engineered oak flooring and a frameless glass balustrade with oak handrails overlooking the entrance hall below. The living room, accessed via a frameless glass door, enjoys a dramatic full-height gable window with privacy glass and is centred around a contemporary cast-iron wood burner.

On the ground floor, the entrance hall creates a strong first impression with Italian tiling and a vaulted aspect allowing views up to the roofline. The principal bedroom suite is accessed via a walk-through dressing area with fitted wardrobes and benefits from a luxurious en-suite featuring high-spec fittings, a large shower and underfloor heating. Three further bedrooms offer excellent versatility, one of which can serve as a home office with a remote-controlled privacy glass wall. A Jack and Jill en-suite serves two of the bedrooms, while a separate family bathroom is equally well finished with a bath and shower and another bedroom does also have an en-suite.

The property is equipped with a full suite of modern technology including Cat7 cabling, integrated audio-visual points, a programmable lighting system and pre-wiring for electric blinds, alongside a comprehensive security system.

Externally, the property is approached via a substantial wooden gate leading to private and secluded gardens laid mainly to lawn with patio areas and well-stocked borders. A large gravel driveway provides parking for several vehicles, while additional features include a private courtyard and a useful storage room housing the main services.





Owners Comment:

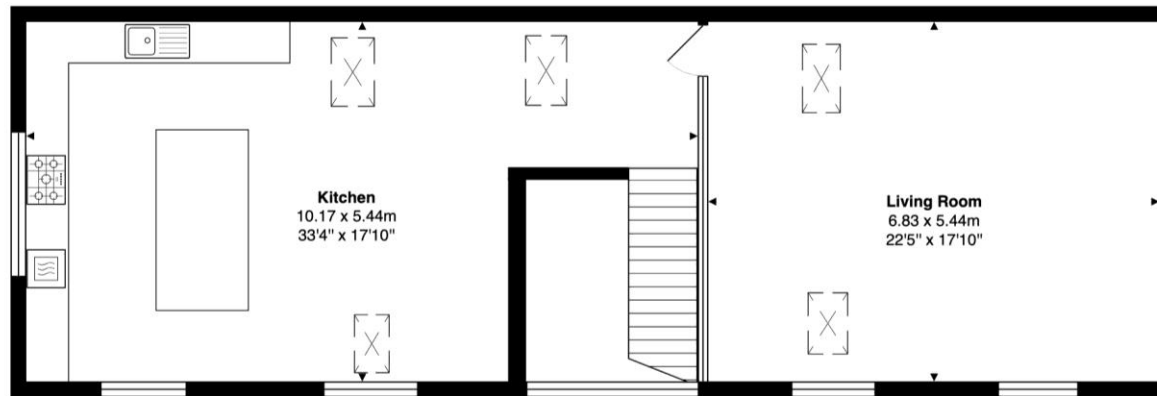
We moved into Ballistic Barn in 2017 as a young couple and instantly loved the modern, spacious feel of the home which suited our lifestyle perfectly. Easy access to beautiful countryside, but also major motorway links and direct train lines to both Oxford and London: it had everything we were looking for.

Before long we started our family and were relieved to find that even with two children Ballistic Barn easily met our needs. The open plan living area upstairs fills with light and is perfect for keeping an eye on children whilst also giving them space to play. In winter, we would decorate the beams with fairy lights, which felt magical with the fire on and occasional snowfall. The open plan kitchen has been perfect for dinner parties and entertaining, and the garden feels peaceful and secure; the perfect size for relaxing but without being overly demanding.

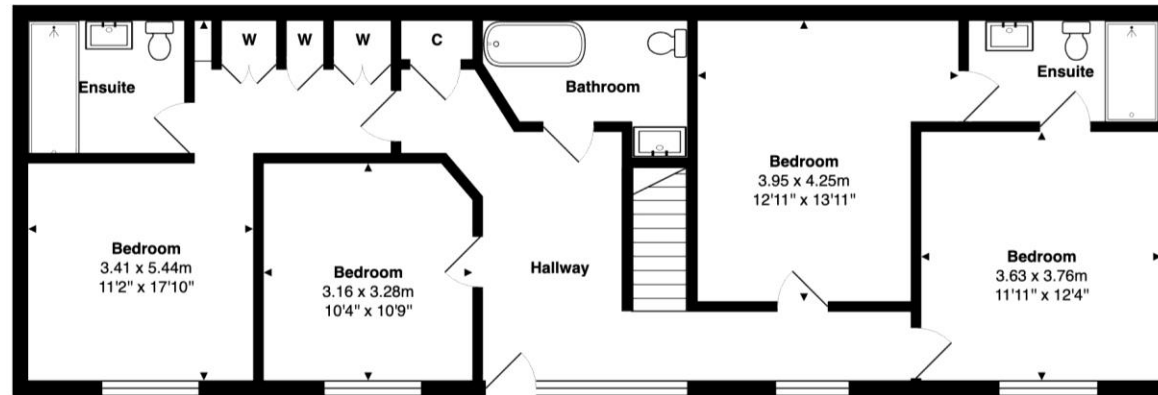
We've met wonderful, lifelong friends in the surrounding villages and our kids settled into local daycare seamlessly. Had it not been for our relocation abroad I'm sure we would have had many more wonderful years there.







First Floor



Ground Floor

Approximate Gross Internal Area

Total Area: 186.7 m² ... 2010 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.
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