



BARN HOUSE

Ledwell, Oxfordshire



CLOSE TO SOHO FARMHOUSE IN AN IDYLIC HAMLET

Set in half an acre of private garden, with a separate studio.

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Local Authority: West Oxfordshire District Council
Tenure: Freehold
Council Tax band: G
Services: Mains water and electricity. Oil-fired heating. Private drainage.
What3Words: ///data.stand.fruitcake



THE PROPERTY

Barn House is an elegant and spacious period house on the edge of one of the most desirable villages in England. Whilst benefiting from a wealth of period features, including open fireplaces, a vaulted entrance hall and a mellow Cotswold stone facade, it is unlisted. The ground floor offers spacious and light-drenched rooms, including a large kitchen/dining room, drawing room and conservatory, together with a useful boot room and wine cellar. The space flows perfectly for entertaining. Upstairs are three double bedrooms and two family bathrooms. This stunning home sits within half an acre of well-tended gardens, at the head of its sweeping driveway. Across the lawned orchard is a two-storey converted coach house which would provide superb ancillary accommodation for guests or staff. There is also a formal kitchen garden and an attached garage which could easily be converted to provide additional accommodation (subject to planning consent).





LOCATION

Ledwell is a beautiful hamlet set on a no-through lane, within minutes of the village of Great Tew, with its café, public house and also the well-known Soho Farmhouse. Communication links are excellent, with easy access to the M40, and also Charlbury and Oxford Parkway rail stations are close by.

Estelle Manor, RH England, Bicester Village and Silverstone are all within a short drive. Nearby Chipping Norton provides the majority of shopping needs, with the City of Oxford, circa 15 miles away.

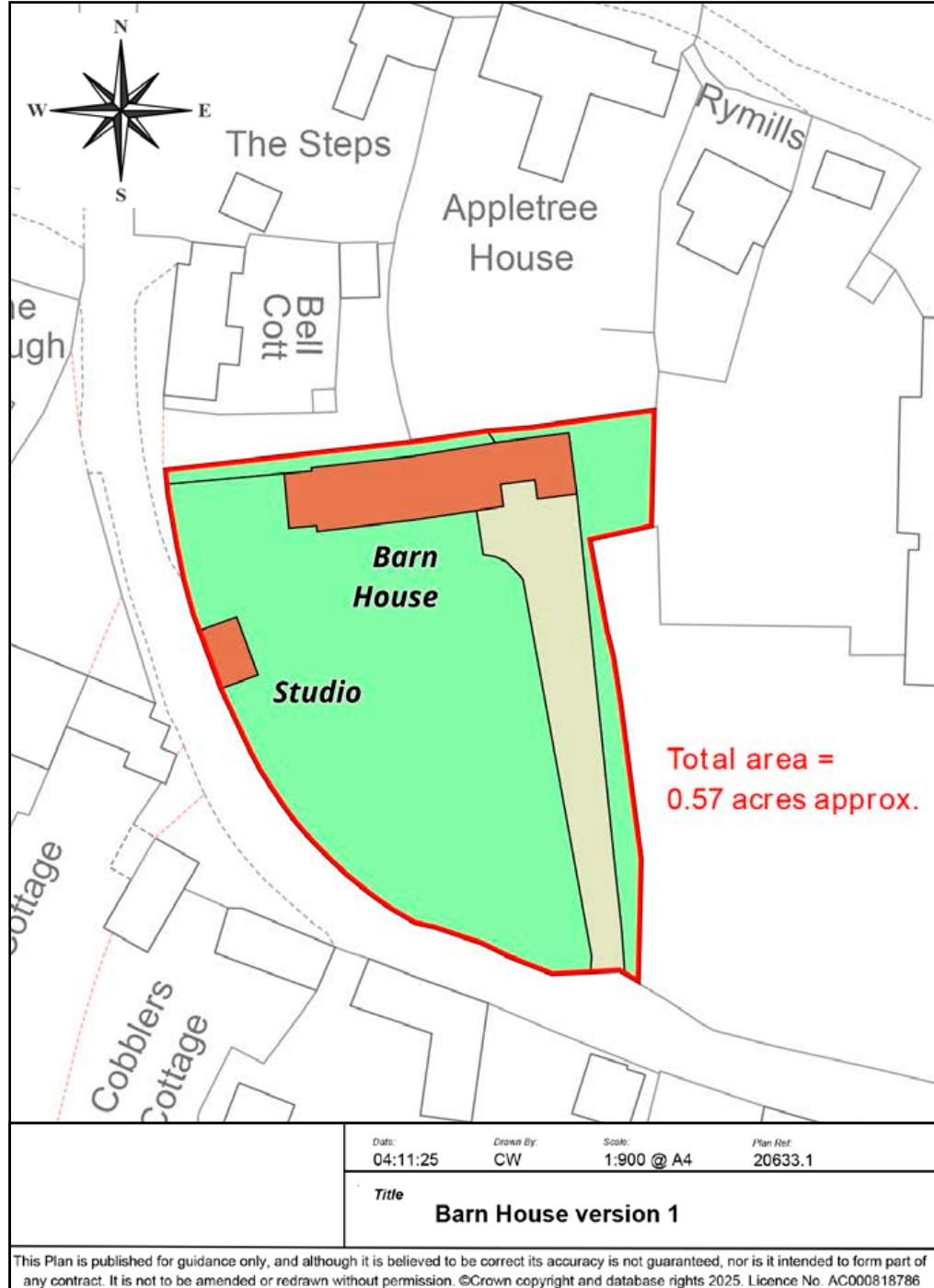
Excellent educational facilities are close to hand, including a well-known primary school in Great Tew, with the highly regarded schools of Bloxham, Tudor Hall near Banbury, Kitebrook and Cokethorpe all within an easy driving distance. The celebrated Oxford schools are also within reach, including the Dragon School, Summerfields, St Edward's and Oxford High, to name but a few.

DISTANCES

Soho Farmhouse 1.5 miles, Chipping Norton 7.5 miles, Charlbury 8 miles (London Paddington from 71 minutes), Oxford Parkway 13 miles (London Marylebone from 77 minutes).









Approximate Gross Internal Area = 2498 sq ft - 233 sq m
(Excluding Garage & Outbuilding)
Basement Area = 318 sq ft - 30 sq m
Ground Floor Area = 1356 sq ft - 126 sq m
First Floor Area = 824 sq ft - 77 sq m
Garage Area 247 sq ft - 23 sq m
Outbuilding Area 529 sq ft - 49 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.

We would be delighted
to tell you more.

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