



The Laurels

Field Assarts, Oxfordshire OX29 9NQ

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Set within a private courtyard of just six homes, The Laurels is a beautifully presented 3 bedroom Cotswold stone barn conversion in the peaceful hamlet of Field Assarts, ideally positioned between the villages of Old Minster and Leafield. Originally converted from a period barn and thoughtfully extended, the property offers stylish and spacious living, while retaining its rural character. Occupying an edge-of-countryside position, it enjoys stunning, far reaching views across the Windrush Valley and surrounding countryside. The ground floor provides light-filled and well proportioned accommodation, including a welcoming entrance hall leading to the generous open-plan kitchen/dining room with bi-folding doors opening directly onto the south facing garden - ideal for entertaining and summer dining. A cloakroom and separate utility room add further practicality. Upstairs are 3 comfortable double bedrooms and a family bathroom. The principal bedroom benefits from its own ensuite shower room and delightful countryside views. Outside, the private and enclosed south facing garden has been designed for relaxed outdoor living, with a generous patio terrace and a high specification garden office - perfect for remote working. To the front, a courtyard garden houses an energy efficient air source heat pump providing clean, affordable heating. The property also benefits from off-street parking for 2 vehicles.

Field Assarts offers a peaceful rural setting while remaining exceptionally well connected. The vibrant market town of Witney is just a short drive away, while charming Cotswold towns of Burford and Charlbury are also nearby. Charlbury train station is approximately 10 minutes away and provides regular direct services to London Paddington, Oxford and Reading. This area is renowned for its outstanding countryside and thriving food and hospitality scene. Renowned local destinations are all within easy reach including The Bull at Charlbury, Estelle Manor, Soho Farmhouse and Daylesford Organic.

Material Information - sourced from Ofcom:

Mains are connected for water & electricity. There is a septic tank. No gas is connected.

The property has a right of way across the front. Ultrafast broadband is available. Mobile & Data Signals - good for EE, O2, Three & Vodafone.

Draft details - may be subject to alterations. 12C26





GROUND FLOOR
Large Entrance Hall
Cloakroom
Utility Room
Living Room
Large Kitchen/Dining Room

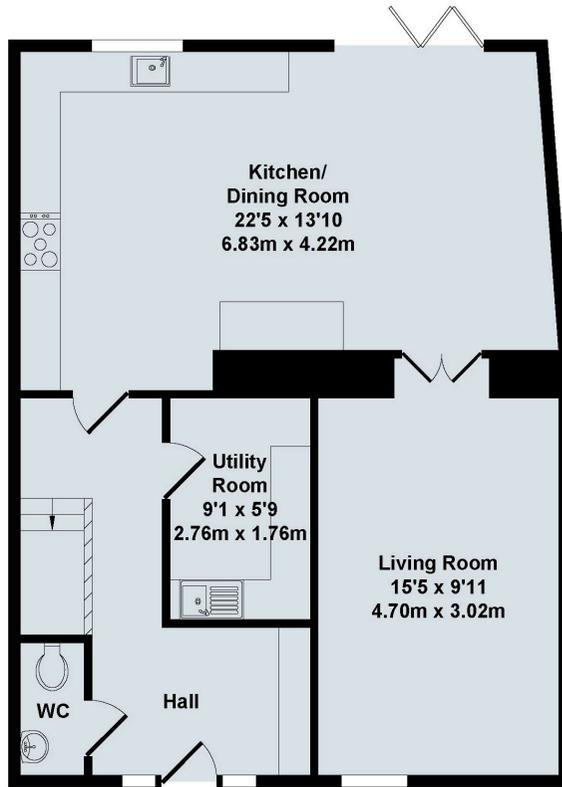
Double Glazing
Energy Efficient Air Source Heating
Cotswold Stone Barn Conversion
Stylish Modern Renovation

FIRST FLOOR
3 Double Bedrooms
Ensuite Shower Room
Family Bathroom

OUTSIDE
Good Size Private South Facing Rear Garden
Views Over Open Countryside
High Specification Garden Office
Courtyard Area To The Front
Off-Street Parking For 2 Vehicles

Price £575,000 Freehold
WODC Tax Band D / EPC Rating: 80/C

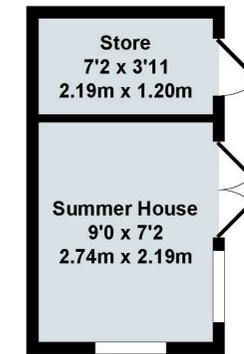




Ground Floor



First Floor



Outbuilding

The Laurels, Field Assarts

Total Approx. Floor Area 1259 Sq.Ft. (117.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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