



UPPER BARN

CANAL ROAD, THRUPP OX5 1JQ



Upper Barn

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Nestled in the heart of Thrupp, a desirable canal side hamlet renowned for its towpath walks, two popular public houses and a traditional tea shop. This quintessential characterful home combines perfectly charm, stylish decor and modern comfort with the additional benefit of approx. 5.29 acre plot. Upper Barn offers 2,496 sq ft of light-filled living space set across two floors with the welcoming hall just the beginning of the delights that follow.

Outside, the truly lovely garden has been well-tended over the years and is home to an expanse of lawn, and a host of mature shrubs and trees. The gardens enjoy a high degree of privacy and provide a fine space to unwind and enjoy some alfresco entertaining on the large patio. In addition to the delightful garden there is a paddock, in all approximately 5.29 acres.

GUIDE PRICE

£1,250,000



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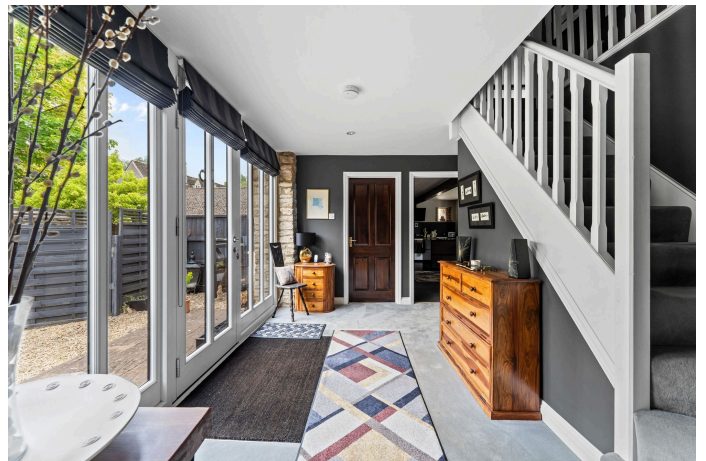


2



5.29 ACRE
PLOT





Approximate Gross Internal Area
 Main House = 231.88 sq.m / 2496 sq.ft
 Garage = 30.82 sq.m / 332 sq.ft
Total = 262.70 sq.m / 2828 sq.ft

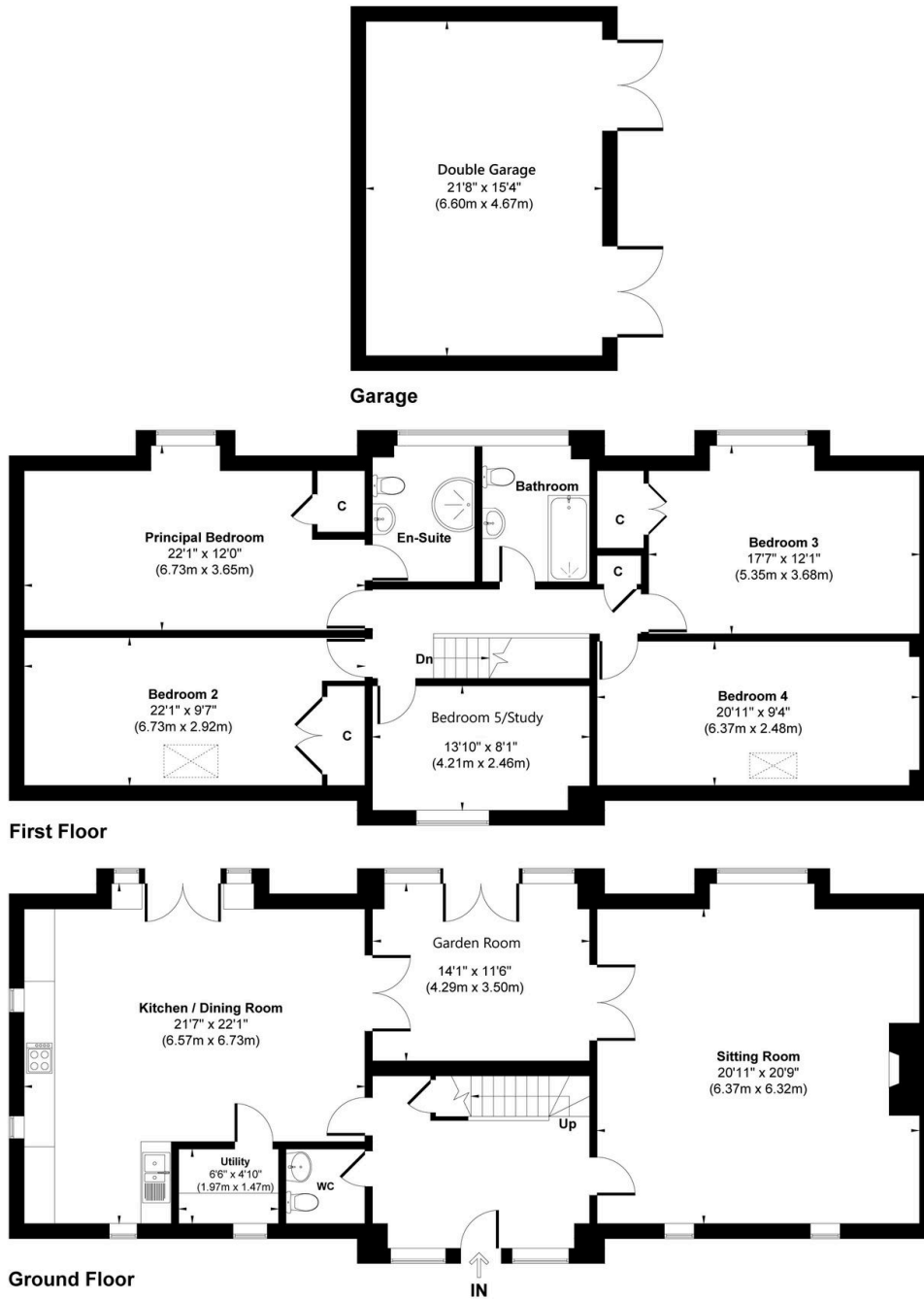



Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax:
 Band G - £4,413.43

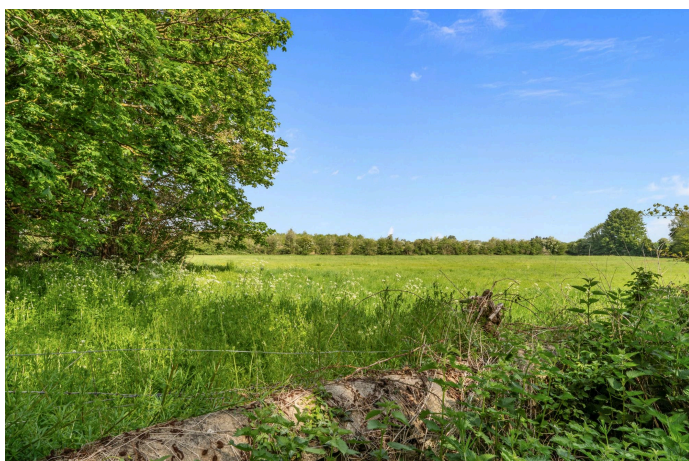
Parking:
 Two Garages & Three Parking Spaces

Local Authority:
 Cherwell District Council

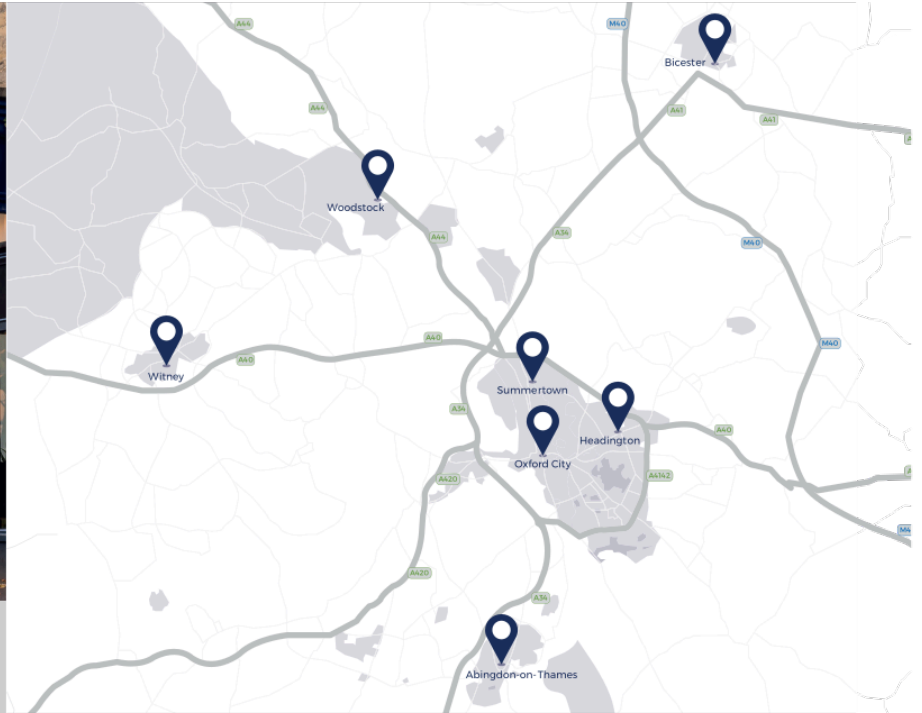
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

Thrupp is a picturesque village with two public houses, a popular tea room and scenic canal and countryside walks on the doorstep. Nearby Kidlington offers excellent amenities, and there are regular bus services into Oxford, and Oxford Parkway station provides rapid access to London Marylebone. Kidlington has a thriving community with a variety of pubs, restaurants, shops and supermarkets. There are several local schools in Kidlington with well regarded independent schools six miles away in Oxford. There is also excellent access to the A34 and M40 to London and Birmingham.



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