



LOWER GREEN BARN HORTON-CUM-STUDLEY OX33 1AP

High-spec barn conversion
Large private plot with open countryside views
4 double bedrooms & 2 bathrooms
Double car port & extensive driveway parking

DESCRIPTION

An attractive period barn conversion, which has been modernised to a high standard and seamlessly blends the original character with modern features including a contemporary kitchen with built in appliances. The accommodation is flexible with the option to offer three or four bedrooms.

The ground floor incorporates a kitchen/dining room and sitting room, both with bi fold doors opening onto a raised timber deck. There are two other receptions rooms on the ground floor, one of which can be used as a bedroom and a utility room is located off the kitchen. The first floor has a main bedroom with ensuite, two further bedrooms and a family bathroom.

The house is privately situated in the village, offering wonderful views. A long, sweeping driveway leads to the house, shed, and open bay parking for two cars, providing ample space for parking and storage. In total the plot extends to approx. 0.66 acres.

LOCATION

Horton cum Studley is a thriving village located 5 miles outside of Oxford. It is situated to the east of the city and is well-positioned for commuting to London via the M40 (junction 8 is approximately 8 miles away) and regular rail links to London Marylebone and London Paddington from Haddenham & Thame Parkway and Oxford mainline stations. Oxford Parkway and Islip rail stations also provide regular services to London Marylebone and are located within 7 miles.

A CONVERTED BARN SET IN LARGE GARDENS APPROACHING TWO THIRDS OF AN ACRE WITH SUPERB VIEWS, LOCATED CLOSE TO OXFORD.



The village offers amenities such as the Studley Wood Golf Club and the Millennium Village Hall. Notable landmarks include St Barnabas Church, designed by Butterfield (the architect of Keble College), and Studley Priory, a large 16th-century house built on the site of an earlier Benedictine priory, famously used as the primary location in the classic film "A Man for All Seasons."

In the neighbouring village of Beckley, you can find the award-winning, community-owned Abingdon Arms pub, and in Murcott, the Michelin-starred Nut Tree restaurant.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX33 1AP

Tenure: Freehold
Council Tax Band G
EPC Rating D
Oil fired central heating

According to Ofcom, ultrafast broadband is available with Gigaclear.
Mobile coverage is likely outdoor but limited indoor.



Approximate Gross Internal Area 2214 sq ft - 205 sq m

Ground Floor Area 1089 sq ft - 101 sq m

First Floor Area 729 sq ft - 68 sq m

Garage Area 198 sq ft - 18 sq m

Store (Above Garage) Area 198 sq ft - 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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