

# Snipe Barn

Chimney Farm Barns, Chimney, Bampton, OX18 2EH









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A beautifully converted 5-to-6-bedroom barn located within the quiet hamlet of Chimney in rural west Oxfordshire, close to Bampton and nearby Cotswold villages.

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Period Barn Conversion • Lovely Rural Location • No-Through Road Hamlet • Close to River Thames and Thames Path • Many Period Features • Potential for Annexe/Air B&B • Site Area of Approximately 0.5 Acres • Close to Chimney Meadow Nature Reserve

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## Description

Originally converted back in 2007, Snipe Barn has since been fully renovated and updated and is centered around a courtyard garden. The barn has extensive glazing and vaulted ceilings so is filled with light with a lovely spacious feel throughout.

Approached through a private and thoughtfully landscaped courtyard garden the front door opens into a spacious stone tiled entrance hall off which are the main living areas to the right and the bedrooms to the left.

Leading into the large sitting room there is floor to ceiling glazing to the south facing front garden, a feature fireplace with woodburning stove, hardwood timber flooring and open ceiling beams.

Next into the open plan kitchen/dining/family room which presents extremely well with a mix of hard flooring, French doors to the outside and again the lovely

open vaulted ceiling. The kitchen is generously laid out with painted units under a combination of marble and oak worktops with belfast sink, range cooker and integrated dishwasher.

Beyond is the rear hall with utility and cloakroom and access into the courtyard.

The final accommodation on this side of the barn is a large bedroom with en-suite wet room. This bedroom would be great for guests or, equally, as an office - with the separate outside access from the rear hall offering some degree of independence from the main home.

The main bedrooms are arranged along the eastern side of the barn. Opposite the main entrance hall is Bedroom 5 which could also be used as a children's TV/playroom. It shares a small bathroom with Bedroom 4. Bedroom 2 has an en-suite bathroom and Bedroom 3 an en-suite shower room.

The principal bedroom is a very striking room, large, airy and with lots of light coming through the south facing window and with a free-standing double ended slipper bath and separate ensuite shower-room.

Outside, the grounds of Snipe Barn are split between the front parking area, the private front courtyard garden and the open grassed area to the rear.

In total, Snipe Barn sits on approximately 0.5 acres, however for those who are seeking more land to enjoy, a further 10 acres could be made available, subject to further discussion.

## Location

Chimney is a small hamlet located at the end of a no-through road, just north of the River Thames. Owl Barn is one of three period barns converted at a similar time, and which share a short, gravelled driveway off the main village road.

Aston is the nearest village, approximately 2 miles to the north, and provides local facilities as well as a well-regarded pottery - [astonpottery.co.uk](http://astonpottery.co.uk). Slightly further (approx. 4 miles) is the small bustling town of Bampton well known for its striking Cotswold architecture. The town is occasionally featured in films and TV shows and was the fictional village of Downton, in the Downton Abbey series.

The area provides road links to Witney (7.5 miles), Oxford (19 miles) and Swindon (19 miles). Primary schools are available in the nearby villages of Aston, Bampton and Buckland, with secondary schools in Witney and Carterton.

There are several excellent independent schools in the locality, including St Hugh's (5 miles) and Cokethorpe (6 miles) as well as many other senior schools in Oxford and Abingdon.

Major rail links to London are available from Long Hanborough, near Witney and Oxford (Central and Parkway).















# Snipe Barn

Approximate Floor Area = 285 sq m / 3068 sq ft



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