

# Rose Barn

Chimney Farm Barns, Chimney, Bampton, OX18 2EH









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A beautifully converted 4-to-5-bedroom barn conversion located within a quiet hamlet in west Oxfordshire close to Bampton and nearby Cotswold villages.

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Period Barn Conversion • Open Rural Views • Appealing Period Features • Wood Burning Stove Including Private Courtyard Garden • No-Through Road Hamlet • Close to River Thames and Thames Path • Site Area of Approximately 0.5 Acres • Up to a Further 10 acres of Land Available • Within Chimney Meadow Nature Reserve

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## Description

Originally converted back in 2007, Rose Barn has since been fully renovated and updated. Laid out over a single floor with extensive glazing and vaulted ceilings, the Barn is filled with light and has a lovely spacious feel throughout.

Approached through a secluded courtyard garden with the front door opening into a large entrance hall at the centre of the property, the Barn is split with living space to the right and the main bedrooms to the left.

Directly ahead is the kitchen/breakfast room, with pretty painted cupboards under oak worktops, a range cooker with hooded extractor, breakfast bar and with French doors to the outside. There are also lovely west facing views over both its own land and across the nature reserve beyond (part of which is available to purchase for those seeking further amenity space).

The adjacent dining room is of a generous size and is linked with the sitting room with a feature central fireplace and wood-burning stove. Both enjoy floor to ceiling views into the south-facing courtyard front garden.

With some minor remodelling, there is potential to open up between the kitchen and dining room to create fully open plan living or, to more fully separate the sitting room for a more snug feel.

Beyond are two bedrooms and shared shower-room, one or both of which offer the option of being used as a children's room or office.

Returning to the entrance hall, there is direct access to a boot room and small utility.

The main bedrooms are off a long and full height corridor leading to a large family bathroom - which could be made into an ensuite for the adjacent double bedroom -



a double room with ensuite shower-room and then the very spacious master bedroom. Again, there is the option of combining the two en-suites into perhaps a large bathroom for this bedroom.

All the main rooms in the Barn are striking and of generous proportions - which doesn't necessarily come across on the floor plan.

Outside, the grounds of Rose Barn are split between the parking area, the private and well landscaped front courtyard garden and an extensive open grassed area to the rear with far reaching westerly views.

In total, Rose 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.

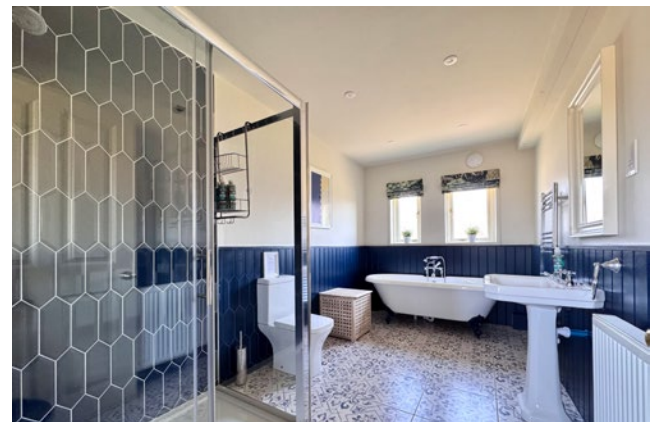
Major rail links to London are available from Long Hanborough, near Witney and Oxford (Central and Parkway).















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Approximate Floor Area = 216 sq m / 2329 sq ft  
 Outdoor Bathroom = 4 sq m / 43 sq ft  
 Total = 220 sq m / 2372 sq ft



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