

Owl Barn

Chimney Farm Barns, Chimney, Bampton, OX18 2EH





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A highly attractive 4-to-5-bedroom barn conversion located in a peaceful and picturesque setting with open rural views, a short walk to the River Thames and 2.5 miles to Aston, an attractive Oxfordshire village.

Period Barn Conversion • Open Rural Views • Appealing Open Plan Living • Within Chimney Meadow Nature Reserve • Beautifully Finished Throughout • South Facing Garden • Close to the Thames Path • Nearby to the Pretty Villages of Aston and Bampton • Plot Area of Approx 0.7 acres • Up to a Further 10 acres of Land Available

Description

Originally converted back in 2007, Owl Barn has since been totally renovated and updated. It is a light-filled and characterful home in a very lovely setting. Stone and wood flooring braced wooden doors and beams feature throughout.

The Barn is approached through a delightful, enclosed courtyard garden with the front door opening into a spacious entrance hall.

From the hall you enter the beautiful triple aspect open-plan kitchen/dining/living room with feature stone fireplace, home to a wood burning stove at the western end, and a well-appointed kitchen to the other. Two sets of French doors open to both sides of the Barn.

Featuring painted wooden units beneath granite and hard-wood worktops, the stylish kitchen accommodates a range cooker, integrated dishwasher and butlers sink.

Also off the hall is a cloakroom, a ground floor double bedroom with an en-suite shower room which would equally well work as a study or family room.

The stairs rise to the first floor with an attractive and airy landing running the length of the Barn, leading to the four bedrooms and family bathroom. The principal bedroom features oak beams and a free-standing double-ended slipper bath and en-suite. To the eastern end is a double bedroom with en-suite shower room with two smaller bedrooms in-between.

Outside, the grounds of Owl Barn are a further highlight of the property. The grassed area to the rear features a raised terrace which is a suntrap in summer months as the sun sets to the west. The south facing front garden is a more formally terraced courtyard design and beyond is a grassed open paddock. In total, Owl Barn sits on approximately 0.7 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. 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).



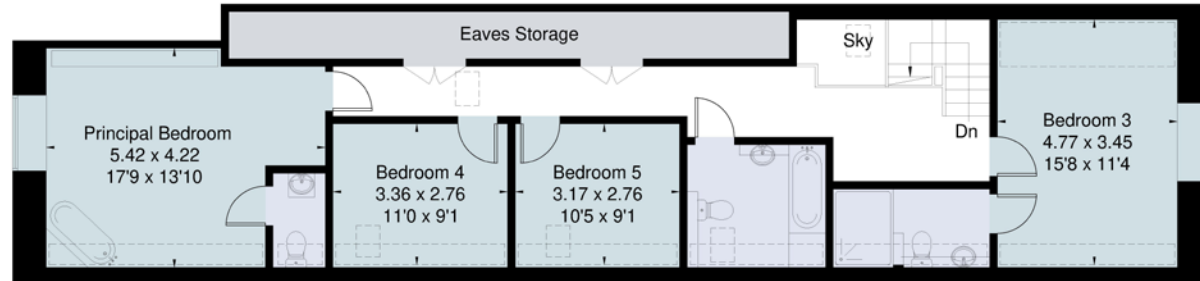




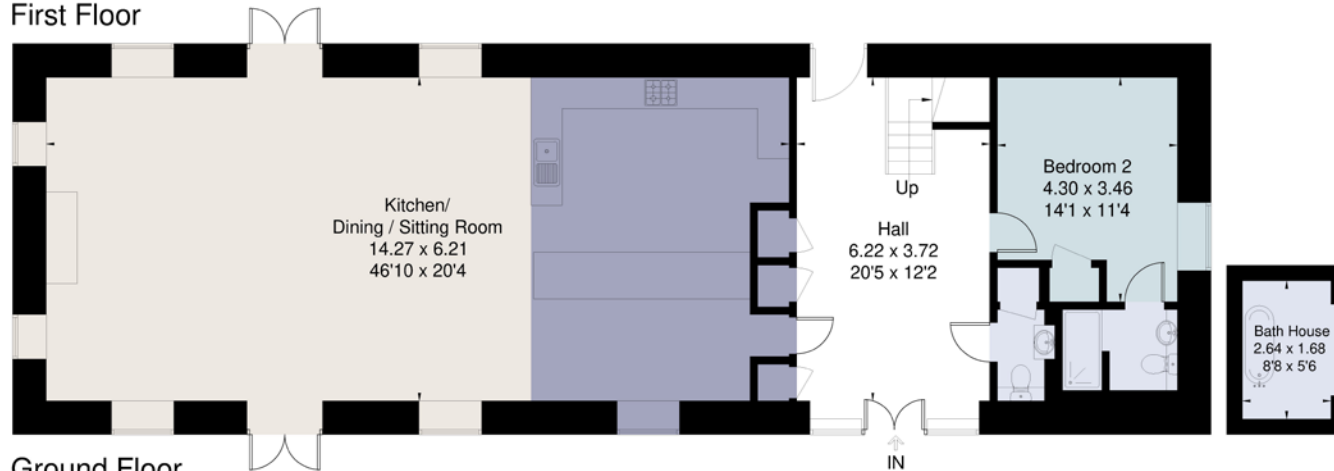


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Approximate Floor Area = 211 sq m / 2275 sq ft
 Bath House = 4 sq m / 48 sq ft
 Total = 215 sq m / 2323 sq ft



First Floor



Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #71098



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