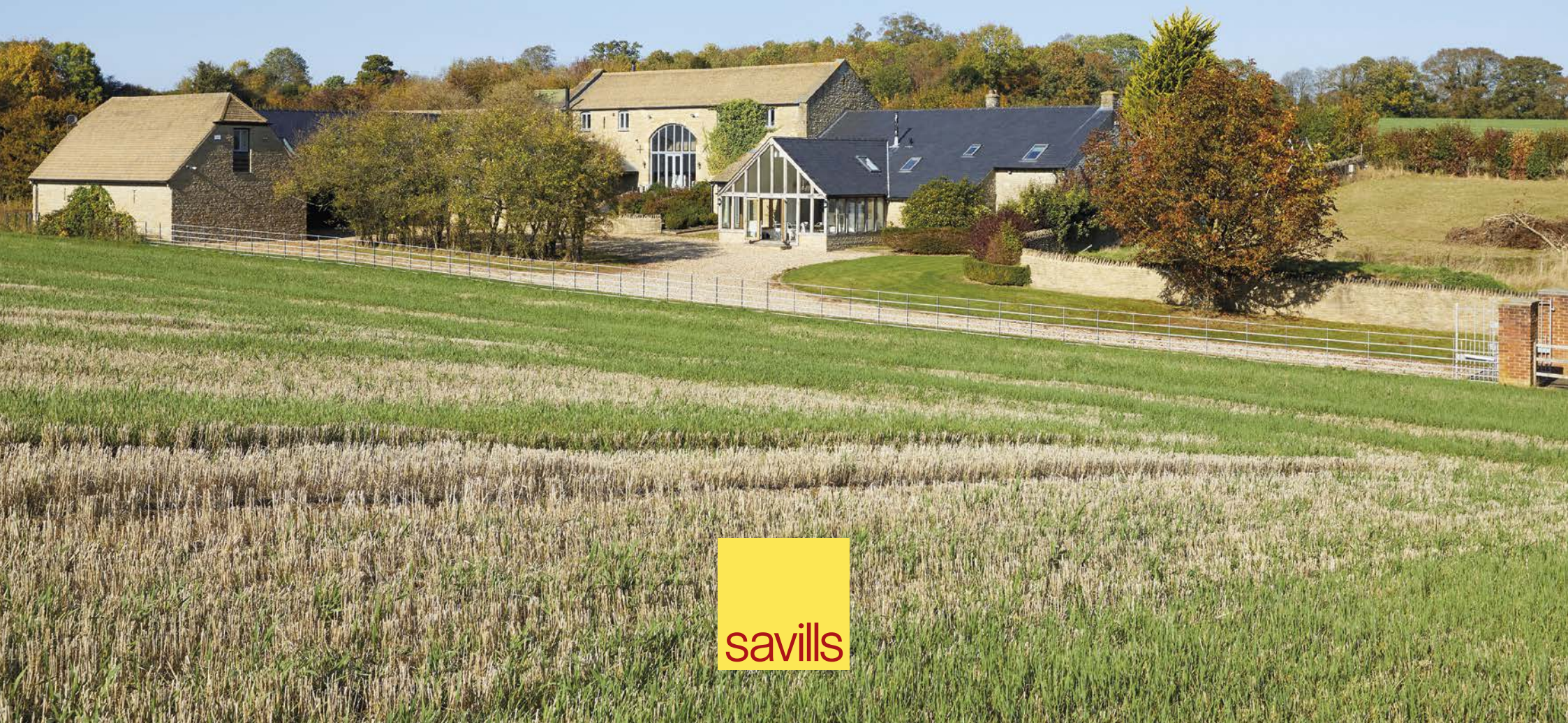


MILLERS BARN

MILL LANE • SANDFORD ST MARTIN • OXFORDSHIRE



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MILLERS BARN

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Great Tew and Soho Farmhouse 3 miles • Chipping Norton 8 miles
Banbury 10 miles to London Marylebone in 57 minutes
Bicester 10 miles to London Marylebone in 45 minutes • Oxford Parkway Station 14 miles
Oxford 18 miles • Central London 68 miles
(all times and distances approximate)

Spectacular rural setting offering space and privacy

Entrance hall • Drawing room • Dining room • Sitting room • Snug • Study • Kitchen/breakfast room
Orangery • Utility room • 2 cloakrooms

5 bedrooms • 4 bath/shower rooms • separate WC • Cinema room

Indoor heated swimming pool • Changing room • Shower • Sauna • Plant, gym area

Extensive garaging.

Guest flat comprising: 2 bedrooms, shower, kitchenette

Scope to create kitchens for the indoor swimming pool complex and to a
potential self-contained cottage to the main house

Barn • Greenhouse • Extensive gardens • off-road parking • Paddock grazing

In all about 4 acres



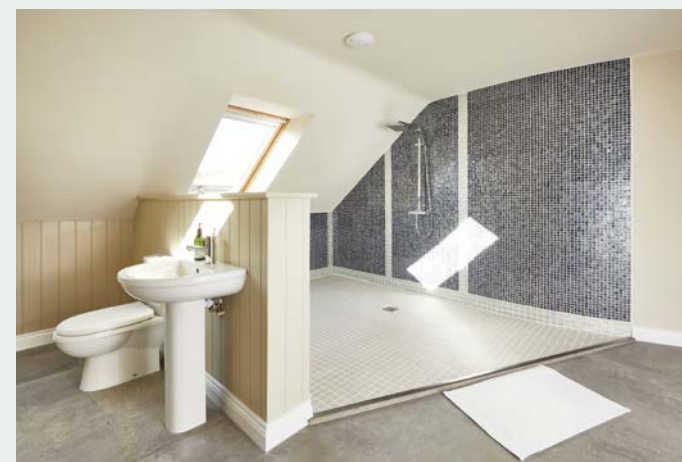
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Your attention is drawn to the Important Notice on the last page of the text





SITUATION

Millers Barn commands an enviable rural position just outside the picturesque Conservation village of Sandford St. Martin. Set amidst beautiful north Oxfordshire countryside, it is extremely well placed between Oxford and the towns of Chipping Norton and Woodstock. There is a village shop at Middle Barton whilst nearby Woodstock, Chipping Norton, Banbury and Bicester provide a comprehensive range of everyday shopping, educational and recreational facilities.

Primary schools can be found at nearby Great Tew and Enstone, and there are also some excellent private schools in the area.

Within Sandford St. Martin is a cricket ground and pavilion in an attractive setting. The village hall is the centre for many of the village's activities.

Approximately 3 miles to the north is the exceptionally attractive village of Great Tew, with the Soho Farmhouse private members club between Great Tew and Sandford St. Martin.

Communications are convenient with the M40 (J10) some 10 miles away which gives access to London and Heathrow. There are main line railway stations at Oxford Parkway (London Marylebone from 55 minutes), Bicester (London Marylebone from 45 minutes), Charlbury (London Paddington in approximately 70 minutes) and Banbury (Birmingham New Street in 50 minutes and London Marylebone in 57 minutes).

There are many sporting activities in the area including golf at Burford, Lynham, Kirtlington, Chipping Norton and Tadmorton; horse racing at Newbury, Cheltenham, Towcester, Warwick and Stratford-upon-Avon; polo at Kirtlington. There is also a private airfield at Enstone.

Culturally there is a fine choice with the Royal Shakespeare Company at Stratford-upon-Avon and the many theatres and museums in the University City of Oxford.





DESCRIPTION

- Millers Barn is set at the end of a tree-lined gravelled driveway in an enviable rural setting in Oxfordshire countryside.
- This converted stone barn offers flexible and versatile accommodation of just under 9,000 sq ft (main house) plus 2,500 sq ft of garaging and a 600 sq ft guest flat, totalling just under 12,000 sq ft gross internal.
- Internally the accommodation flows from the entrance hall with a spacious kitchen/breakfast room and orangery, with a recently installed bespoke handmade kitchen, 2-oven Aga and kitchen range. This is the hub of the property, perfect for families and informal entertaining.
- The principal rooms enjoy a predominantly southerly aspect and therefore offer a tremendous feeling of space and light.
- The current owners have carried out an extensive improvement programme to include installation of a new kitchen, bathrooms fittings, reclaimed oak flooring, internal doors, several glazed doors and redecoration.
- Extensive entertaining space flows from the entrance hall into the dining room, drawing room and sitting room. For day to day and particularly winter evenings there is a cosy snug located off the kitchen.
- If you are looking to work from home, then this property is ideal having been upgraded to include a fast internet broadband (100 megs) via Wurzel and there is fibre optic already available for connection in the lane at the end of the drive.
- For weekends, an “off site” house management system has been set up through remotely controlled heating, lighting and security functionality.
- There is extensive underfloor heating throughout the majority of the ground floor and upstairs light is allowed to pour in to the main landing and hallway through glazed partition walls.
- Crucially for living rurally, there is a back-up generator as well as being connected to private water via a borehole.
- If it is entertaining that inspires you, then this property comes into it's own with versatile bedroom and living space, cinema room, potential office and indoor heated swimming pool complex.
- For those who have a car collection, there is extensive secure garaging.
- Extensive gardens, paved entertaining areas and gravelled parking.
- Paddock grazing with separate access.
- In all about 4 acres.

ACCOMMODATION

See floor plans.

SERVICES

Mains and private water. Mains electricity and drainage. Oil fired central heating. Back-up generator.

COUNCIL TAX BAND

G

POST CODE

OX7 7AQ

TENURE

Freehold

LOCAL AUTHORITIES

West Oxfordshire District Council: 01993 702941

FIXTURES AND FITTINGS

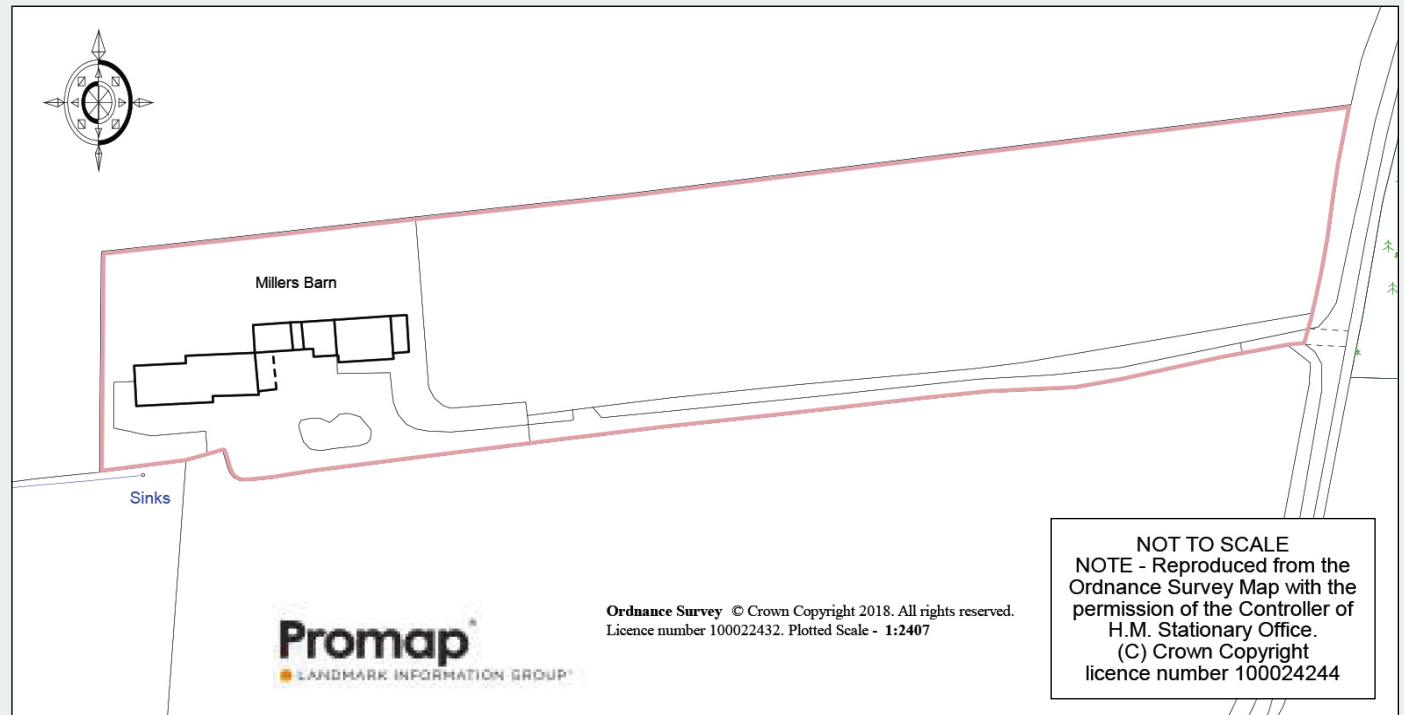
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. The business stock is not included in the sale. Please note that the business is unaffected by the sale. Further information should be obtained from the selling agents.

DIRECTIONS

From Oxford take the A44 northwards and proceed through Woodstock, and after a further 2 miles turn right signposted Glympton. Follow the road until a T-junction and turn right into Glympton. Once in the centre of Glympton fork left towards The Bartons and Rousham and leave the village passing the Post Office on the left. At the subsequent crossroads turn left past the Glympton Park Estate farm buildings. At the next crossroads turn left signposted Gagingwell and Enstone onto the B4030. Just before entering Gagingwell turn right signposted Sandford St Martin, and continue for about 0.4 miles, where the driveway to Millers Barn can be found on the left-hand side marked by a pair of stone piers and entrance gates.

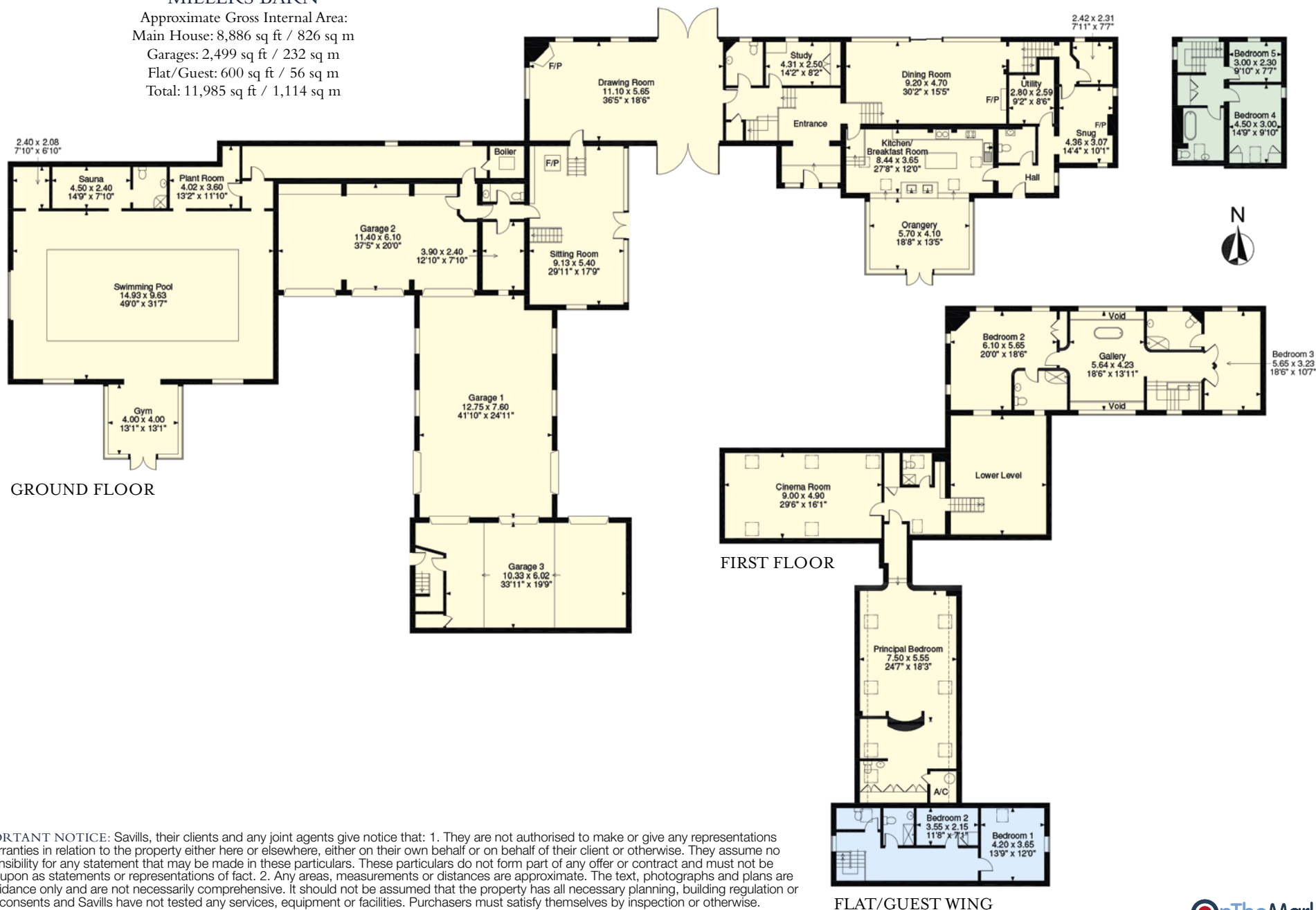
VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.



MILLERS BARN

Approximate Gross Internal Area:
Main House: 8,886 sq ft / 826 sq m
Garages: 2,499 sq ft / 232 sq m
Flat/Guest: 600 sq ft / 56 sq m
Total: 11,985 sq ft / 1,114 sq m



IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Particulars prepared February 2019. Photography taken: October 2018. Kingfisher Print and Design Ltd. 01803 867087.



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