Substantial family home with countryside views

Langley, Barford St Michael, Oxfordshire, OX15 0RF
Edge of village position • Open countryside views • Private setting • Five bedrooms • Beautiful gardens • Off road parking

Local information
Barford St Michael is situated in attractive undulating North Oxfordshire countryside close to the Cotswolds. Amenities in the village include a parish church, public house, The George and farm shop/post office, with the larger neighbouring villages of Bloxham and Deddington providing schooling, doctors surgeries, butcher, delicatessen, general stores, post offices, garage and hairdressers.

The market town of Banbury offers extensive retail, leisure and recreational facilities. Oxford, Milton Keynes and Stratford-upon-Avon provide excellent opportunities for theatre, cinema and concerts.

Soho Farmhouse (Country Club) only 5.3 miles.

Local schools include primary at Deddington and Bloxham, senior at The Warriner School (Bloxham). Independent preparatory schools include St Johns, (Banbury), Winchester House, (Brackley) Cardus (Overthorpe); senior independent including Bloxham School, Tudor Hall (girls), Stowe and numerous North Oxford Schools.

Sporting activities in the area include golf at Rye Hill, Cherwell Edge (Middleton Cheney) and Tadmarton; horse racing at Towcester; motor racing at Silverstone.

Communication is good with rail links from Banbury or Bicester to London Marylebone (from about 55 or 50 minutes respectively). M40 access at J10 (Ardley) or J11 (Banbury).

About this property
Langley is situated on the edge of the village benefiting from open countryside views and surrounded by hedging providing privacy in the garden.

The property consists of a good sized kitchen/dining room, situated to the rear of the house with views over the garden and terrace. There are a number of useful built in wall and base units for storage including a large fridge/freezer an Electrolux dishwasher, electric hob, fan oven and a separate oven/grill. This leads through to a spacious utility and cloakroom. There are plenty of storage cupboards, and space for washing machine and tumble dryer. One is able to walk through into the garage from here as well as have access to the rear garden through the partially glazed back door. There is a good sized sitting room with high ceilings and windows allowing plenty of light overlooking the front garden. The fireplace acts as the main focal point. This leads through to the study area which could easily be used as a formal dining room.
On the first floor are four double bedrooms and a smaller single room. These are connected by the landing library area which could also be used as a study. Bedroom one has substantial wardrobes built in and has views to the front of the property. Bedrooms two and three both have dual aspect windows with amazing far reaching views over open countryside.

There is a family bathroom with Spa bath and overhead shower, loo and sink as well as a separate shower room, with shower, loo and sink. On the second floor is an attic room, used as a playroom, accessed by a fixed ladder, which has Velux windows allowing plenty of light to flood into the room and benefits from the stunning far reaching views across to Barford St John.

There is a beautiful garden with a lovely flat lawn that partially surrounds the property with mature trees and shrubs. This leads through to the terrace at the rear with views over the open countryside. The gravel drive offers off road parking for several cars.

There is a double garage with up and over doors. This has been converted into a workshop with wood effect flooring, however could easily be used as a garage as the doors are still in place. This lends itself well for the potential to convert into further living accommodation (subject to planning) as it flows well with the rest of the living space the house provides.

This property would suit those that really want to appreciate the countryside with direct access onto off road tracks and footpaths, ideal for walkers, nature lovers and dog walking. It is also within the catchment of good commuter links, M40 and Banbury train station making this an ideal commuter home, with high speed broadband direct to the property for remote working from home.

DIRECTIONS (OX15 0RF)
From Banbury take the A361 to Bloxham. At the mini roundabout in Bloxham turn left to The Barfords. Drive through the village of Barford St John. Drive over the small bridge. Just as you enter, Barford St Michael turn left into Summer Ley. The entrance is on the left.

SERVICES
Mains water, electricity and drainage are connected to the property. Oil fired central heating. BT high Speed Fibre Optic Broadband available direct to the property.

Local Authority
Cherwell District Council

Viewing
Strictly by appointment with Savills
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Langley, Barford St Michael, Oxfordshire, OX15 0RF
Gross internal area (approx) 2,173.84 sq ft
Outbuildings 299.36 sq ft
Total 2,473.20 sq ft

Langley, Summer Ley, Barford St Michael OX15 0RF
Main House Approx. Gross Internal Area: 201.95 sq.m. 2173.84 sq.ft.
Garage & Approx. Gross Area: - 27.81 sq.m. 269.96 sq.ft.
Total Approx. Gross Area:- 229.76 sq.m. 2473.20 sq.ft.

FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Energy Efficiency Rating

England, Scotland & Wales

1. Very energy efficient - lower running costs
   A
   B
   C
   D
   E
   F
   G

2. Not energy efficient - higher running costs

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