



Exquisitely refurbished barn conversion with views

Barnmead, Church Enstone, Oxfordshire OX7 4NL

Well appointed stone barn conversion • Edge of village
• Countryside views • Modern living • Tennis court • In
all about 6.83 acres

Local information

Church Enstone is a peaceful and attractive Oxfordshire village on the edge of the Cotswolds.

The village benefits from a renowned gastro pub (the Crown) and a mixture of beautiful period buildings including the 9th century Church of St. Kenelm's. Just outside the village is Heythrop Park with its competition golf course, spa, gym and swimming pool.

Great Tew is the home of Soho Farmhouse private members club which is only 3 miles from the village. Daylesford Organic Farm Shop is only 12.5 miles from the property.

The neighbouring village of Enstone has a village store, primary and nursery School and a garage/petrol station together with a regular bus service to Oxford and Chipping Norton.

Chipping Norton has more comprehensive facilities including four supermarkets, a good range of local shops, restaurants, pubs, cafes and theatre, as well as a medical centre and community hospital.

The rolling north-west Oxfordshire countryside is instantly picturesque with its numerous villages and small market towns, including Chipping Norton, Woodstock, Charlbury, Hook Norton and Deddington. There are a number of excellent pubs including the Bull at Charlbury, the Killingworth Castle at Wootton as well as the Plough

and Wild Rabbit in Kingham.

Aside from the excellent local schools the village is well located for Great Tew primary school, Kitebrook, Dormer House, Bloxham and Tudor Hall. The Oxford school run is within easy reach for The Dragon, Summerfields, Headington, Oxford High, St. Edwards and Magdalen College School. Radley, Stowe and Cheltenham together with many well-known public schools are within relatively easy reach.

Communications are good; the A44 provides direct access to Oxford and the A34 and M40. The Chiltern Line from Oxford Parkway and Bicester provides an excellent train service to London Marylebone and nearby Charlbury to Paddington.

Sporting in the area includes Hunting with the Heythrop and Warwickshire; polo at Kirtlington and Cirencester; racing at Stratford and Warwick; clay pigeon shooting at the Oxfordshire Shooting School; numerous golf clubs including Heythrop, Chipping Norton, Burford and Tadmarton Heath; theatres in Chipping Norton, Oxford and Stratford upon Avon.

Approximate distance and time:
Chipping Norton 5.5 miles,
Charlbury 4.5 miles (London/
Paddington 70 minutes), Bicester
14.5 miles (London/Marylebone
45 minutes), Oxford 15.5 miles,
Birmingham International Airport
49 miles.





About this property

Extremely well appointed stone barn conversion in an edge of village position, with fine views across the Evenlode Valley.

Recently comprehensively rebuild and refurbished by the current owner with attention to detail and installation of quality fittings throughout.

Whilst fully kitted out for modern living there is a nod to its period charm, including use of oak beams and oak internal doors.

Modern additions include a bespoke "Hunts of Bloxham" hand-made kitchen, four oven electric Aga with six ring LPG hob, island unit, composite work surfaces, stone flooring, American oak flooring, under floor heating throughout the ground floor, Lutron lighting system, CCTV, heat recovery and fresh air re-circulation system, white bathroom fittings, B&W sound system, triple glazing and sliding picture windows, wood burning stoves, quality light fittings, switches and sockets, quality hand forged iron door furniture and wooden bedroom furniture.

More importantly for a property this size has been the installation of a bio masse heating system for central heating and hot water.

The resultant comprehensive and sympathetic refurbishment and modernisation programme provides modern living with a real feeling of light. Space and 21st century comfort. From summer evenings on the terrace soaking up the views to winter night around a cosy fire, it has it all.

To top this there is plenty of room for the car enthusiast; high quality 'En Tout Cas' Astro-turf tennis court; land for those seeking the outdoor life, a horse or just privacy; ample gardens and Gabriel Ash greenhouse for the green fingered.

There is high speed internet for those looking to bring work home and as a result this would certainly suit weekenders or those wishing to work from home rather than the city, as well as those wishing to take advantage of the easy access to Soho Farmhouse.

Directions: From Banbury take the A361 heading towards Chipping Norton. Proceed through the villages of Bloxham and South Newington. After leaving South Newington take the 2nd left turn (B4022) signposted Great Tew. Follow the B4022 for 4 miles, passing the turning to Great Tew. At the T-junction turn right towards Church Enstone. As you enter the village, the driveway to Barnmead is the first entrance on the left opposite the right turn (Enstone Road) signposted Little Tew. Turn into the driveway through a pair of solid timber gates.

Services: Mains water, electricity and drainage. Bio masse heating system for central heating and hot water.

Council Tax Band: G

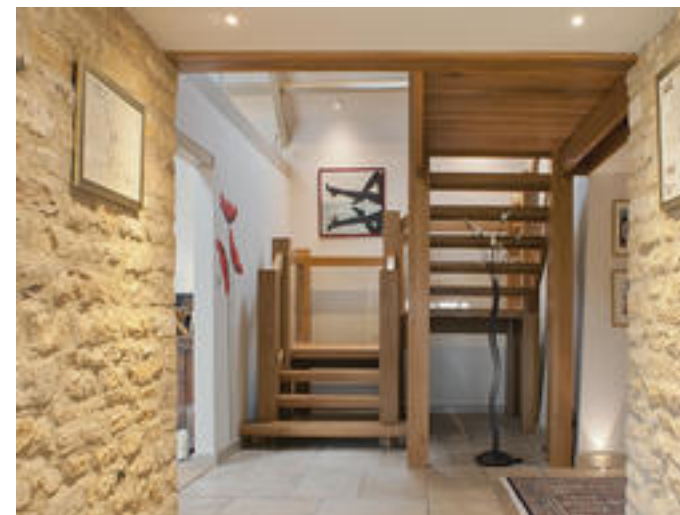
Tenure: Freehold

Local Authority

West Oxfordshire District Council

Viewing

Strictly by appointment with Savills



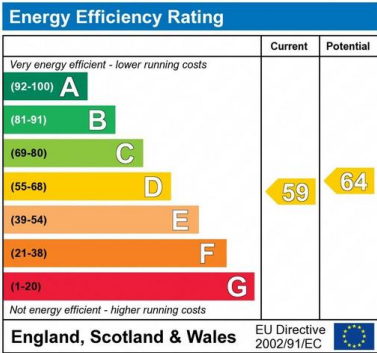
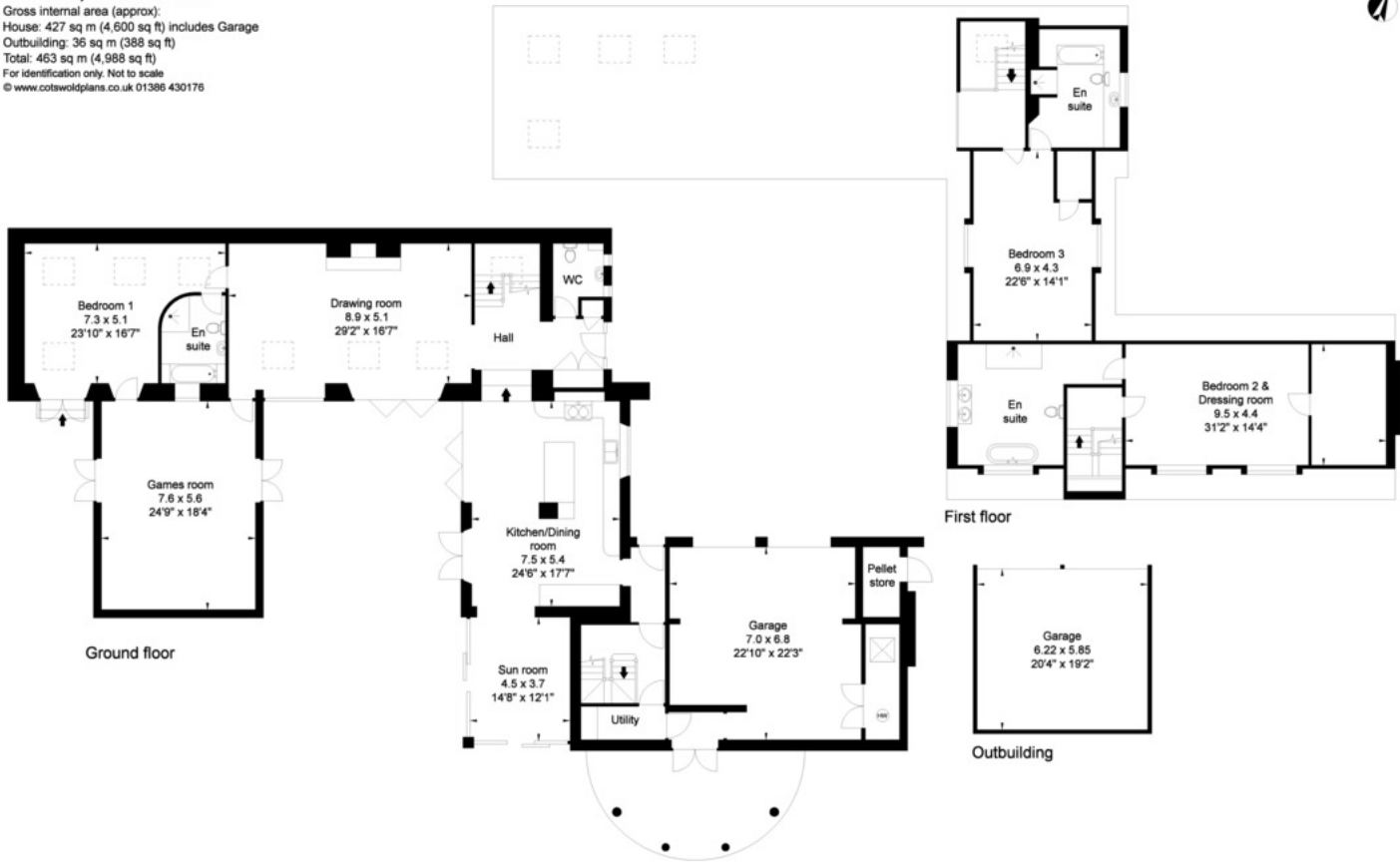






Barnmead, Church Enstone

Gross internal area (approx):
House: 427 sq m (4,600 sq ft) includes Garage
Outbuilding: 36 sq m (388 sq ft)
Total: 463 sq m (4,988 sq ft)
For identification only. Not to scale
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