



Two homes in one

Barnard Gate Farm, Barnard Gate, Witney, Oxfordshire, OX29 6XE

Freehold



Main house – 3 receptions • kitchen/family room & utility
• four bedrooms • 2 bathrooms & 2 shower rooms
Barn – living room study • kitchen • bathroom • office/
store • parking gardens and grounds

Local information

Barnard Gate lies just off the A40, to the east of Witney. Well situated for Oxford, Abingdon, Witney and Woodstock, and very accessible for London and Oxford via the A40 to the M40/M4. For everyday day shopping and other facilities, there are the thriving market towns of Witney and Woodstock, whilst Oxford is within an 8 mile radius. Mainline railway stations at Oxford Parkway, Charlbury and Long Hanborough, and well positioned for access schools in Oxford, Witney and Abingdon.

Directions

From Oxford proceed west on the A40. After approximately 5.5 miles, turn right, signposted Barnard Gate. The entrance and driveway to Barnard Gate Farm will be found after approximately 100 yards on the right.

About this property

A fascinating opportunity, since it comprises two individual properties of distinctive character set in over six acres. The main house, originally two attached properties, is arranged over three floors with a practical layout to provide space for families of all sizes. The centrepiece is the welcoming kitchen/breakfast room, which is ideal for entertaining and family gatherings, and there are three separate reception rooms for those wanting some

relative peace and quiet. The detached stone barn has been imaginatively converted to provide flexible and stylishly presented accommodation arranged over two floors. It includes a living room with full length windows, a bedroom and bathroom, a mezzanine study area and an attached office, currently a store room. A driveway leads from the road to the property towards a gravelled parking area. There are formal gardens to the front which are laid to lawn and interspersed with trees and shrubs, leading to an area of orchard to the side of the property. To the rear of the property there is a further area of garden which looks out over paddock land, with the plot approaching just over 6 acres in total.

Services: Mains water and electricity, propane gas, private drainage

Local Authority: West Oxfordshire District Council

Photos taken and brochure prepared March 2021

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.





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Approximate Area 273.8 sq m / 2947 sq ft

Barn 169.2 sq m / 1821 sq ft

Outbuildings 48 sq m / 516 sq ft (Excluding Studio)

Total 491 sq m / 5284 sq ft

Including Limited Use Area (38.2 sq m / 411 sq ft)

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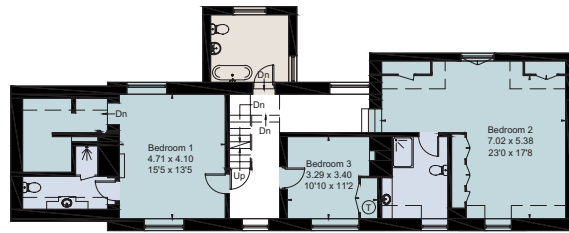


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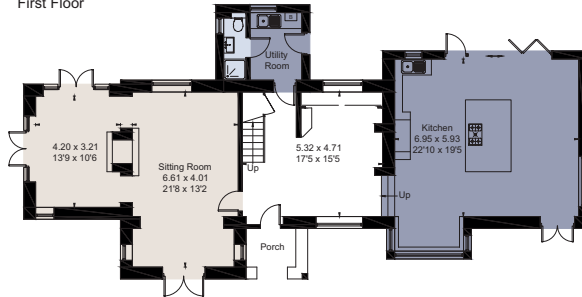
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Second Floor



First Floor



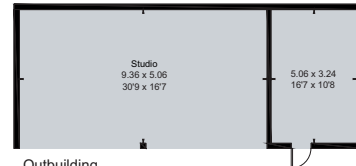
Ground Floor



Outbuilding
(Not Shown In Actual Location / Orientation)



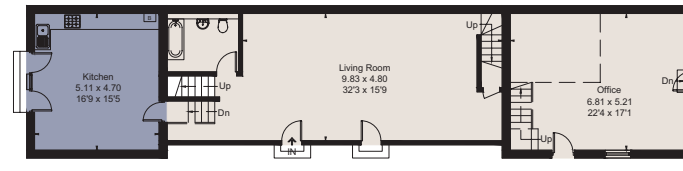
Outbuilding
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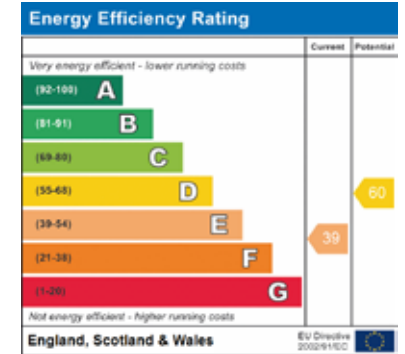


Barn - First Floor

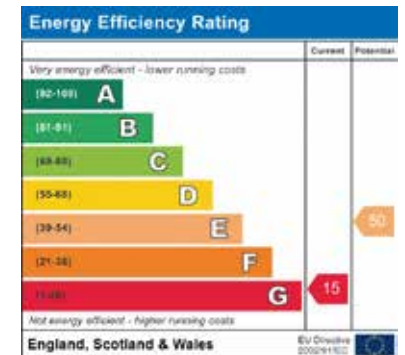


Barn - Ground Floor
(Not Shown In Actual Location / Orientation)

Barnard Gate Barn



Barnard Gate Farm



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