



Stunning barn conversion in a beautiful rural setting

The Cart House, Ragnell Barns, Carswell Marsh, Faringdon, Oxfordshire, SN7 8JN

Freehold



3 reception rooms • kitchen/dining/sitting room • utility room • 4 bedrooms • 3 bath/shower rooms • outbuilding with potential use as annexe • double carport, store • private gardens & communal courtyard

Local information

Carswell Marsh is a rural hamlet set in attractive countryside at the end of a no through road. Amenities in the nearby village of Buckland include a parish church, The Lamb public house and a well reputed village primary school. The nearby market towns of Faringdon, Bampton, Abingdon, Witney and Wantage are handy for day to day requirements, with the historic city of Oxford providing more extensive shopping, cultural and leisure facilities.

Distances

Faringdon 4 miles, Witney 12 miles, Oxford 18 miles, Didcot Parkway 17 miles, (London, Paddington from 43 minutes). (All distances and times are approximate).

Directions

From the Oxford ring road take the A420 towards Swindon. Continue straight over the Kingston Bagpuize/Witney roundabout and past the turnings to Buckland. Then opposite the Carswell Golf Club, turn right signposted St Hugh's School. Continue past the school and out in to open countryside and Ragnell Barns are at the end of the road.

About this property

Ragnell Barns are a fine example of Listed Grade II Model Farm barns. Built in the 1880's by Major West, a director of the Great Western Railway and owner of the Barcote Estate, the impressive brick built buildings were designed for housing livestock as well as the storage of corn and fodder. It is believed that part were also used for accommodation for some of the estate workers.

The Cart House is an impressive conversion, providing modern, spacious accommodation over two floors. Converted to a high standard the finish includes:

- Oak flooring and internal doors
- Vaulted ceilings
- Galleried landing
- Spacious kitchen/breakfast room with limestone flooring
- Kitchen appliances including fridge/freezer and dish washer, range of cupboards and island unit with oak work surfaces
- Fitted wardrobes to all bedrooms
- Quality sanitary ware
- Large outbuilding with scope for ancillary accommodation
- High speed fibre broadband available for connection





Photographs taken September 2019 and March 2020. Brochure prepared March 2020.

Services

Mains water and electricity are connected. Private drainage system. Oil-fired central heating.

Fixtures & Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

Tenure

Freehold

Local Authority

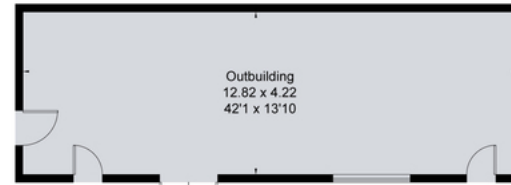
Vale of White Horse

Viewing

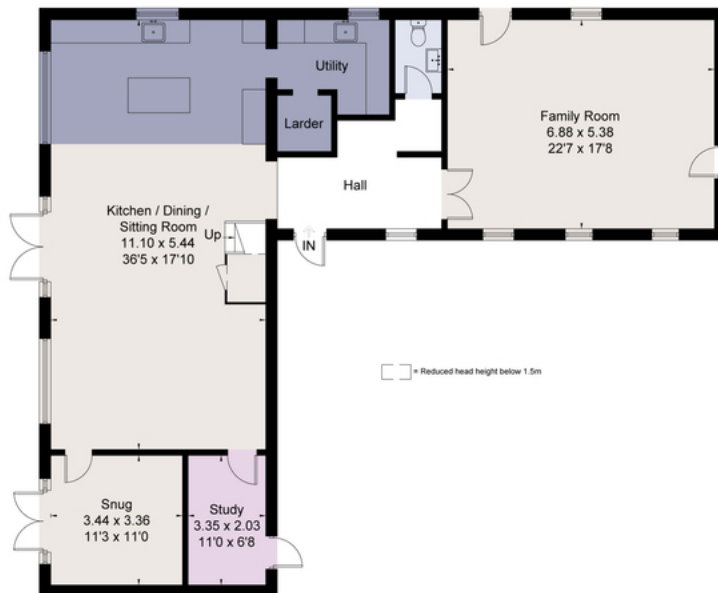
Strictly by appointment with Savills



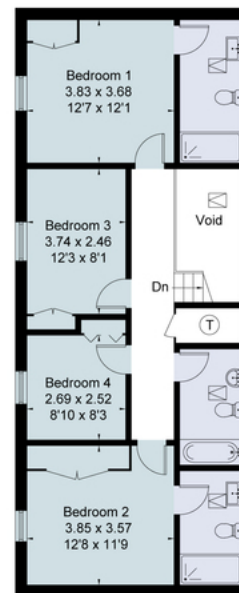
Approximate Area = 219.5 sq m / 2363 sq ft
 Outbuilding = 54.1 sq m / 582 sq ft
 Storage = 16.7 sq m / 180 sq ft
 Total = 290.3 sq m / 3125 sq ft (Excluding Void / Carport / Lock Room)
 Including Limited Use Area (1.2 sq m / 13 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



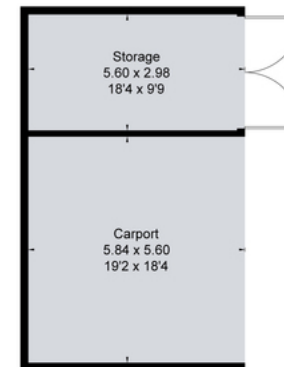
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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