



# Rural setting with views

**Hewel Barn, Beckley, Oxfordshire OX3 9UR**

Freehold





Entrance hall • Sitting room • Open plan kitchen & dining area • Study • Garden room • Utility room • Cloakroom • 3 Bedrooms • 3 bath/shower rooms • Double open bay garage with store room • Summerhouse • Landscaped gardens

#### Distances

- Oxford 4.5 miles
- Stanton St John 2 miles
- Haddenham & Thame Parkway 14 miles (trains to London Marylebone from 41 minutes)
- M40 (J7) 8 miles (times and distances are approximate)

#### Directions

From Oxford and the A40/Headington roundabout take exit for Beckley/Stanton St John. Proceed to the T junction with the B4027 and turn left. Ignore the first right turn to Beckley (New Inn Road), taking the next right turn onto Common Road. Hewel Barn is found on the right after Folly Farm.

#### Situation

The village of Beckley is situated in an elevated position about 4 miles north west of the city of Oxford. On the edge of The Otmoor Valley RSPB Nature Reserve, it offers convenient access to the comprehensive amenities and schools of Headington, Summertown and North Oxford. With an active community, amenities in the village include a well-regarded primary school, medieval church, community owned public house, new village hall and sports fields.

Communication is excellent with M40 (J8a) about 8 miles, Islip Station about 4 miles, (London/Marylebone from 50 mins), alternatively Oxford Parkway about 6 miles (London/Marylebone from 55 mins) and the 'Oxford Tube' coach from the Thornhill Park and Ride 2 miles with services to London and Heathrow.





### Description

Situated in a rural position on the outskirts of the village, Hewel Barn enjoys glorious views over open countryside to the Otmoor Nature Reserve. With origins believed to date to the 1800s the property has evolved over the years, most recently having been extended and sympathetically renovated by the currently owners.

Finished to a high specification, features include wooden and natural stone flooring, with underfloor heating to parts and double glazed wooden windows.

A large inviting kitchen with open plan dining area is the heart of the home. With bespoke cupboards and four door Aga appliances include electric hob, separate oven, two under counter fridges, dishwasher and wine fridge. Doors open directly onto terraces at the front and rear. Leading up from the kitchen is the garden room, overlooking and opening onto the south west facing garden. A welcoming double aspect sitting room with wood burning stove and French doors opening to the terrace, leads off the hallway, as does the study. There is a useful utility room with a stable door opening directly to the garden.

On the first floor a light and airy landing leads to three double bedrooms. The principal bedroom is double aspect with built-in wardrobes and steps lead to the en suite bathroom with freestanding roll top bath and separate shower. There is a further en suite to bedroom 2, and a

family bathroom, also with roll top bath and separate shower.

### Outside

With south westerly facing gardens to the side and rear, Hewel Barn is entered through a pedestrian wrought iron gate and has terraces to three sides. Wisteria and a fig tree clamber up the rear wall and lavender and herb planted walls lead from the terrace to the lawn, with apple trees, pleached Hornbeam and a glazed summerhouse.

Opposite the property, on the other side of the lane, there is off road parking and a double timber framed open bay garage, garden store and wood shed. There is lapsed planning permission (P14/S0807/HH) to create a studio/home office above the garage and to the rear there is a vegetable garden.

### Local Authority

South Oxfordshire District Council. Council band F

### Services

Mains water and electricity. Private drainage, LPG boiler (buried tank), underfloor heating to conservatory, porch, utility room and principal en suite bathroom, Gigaclear Superfast broadband

### Viewing

Strictly by appointment with Savills 01865 339700



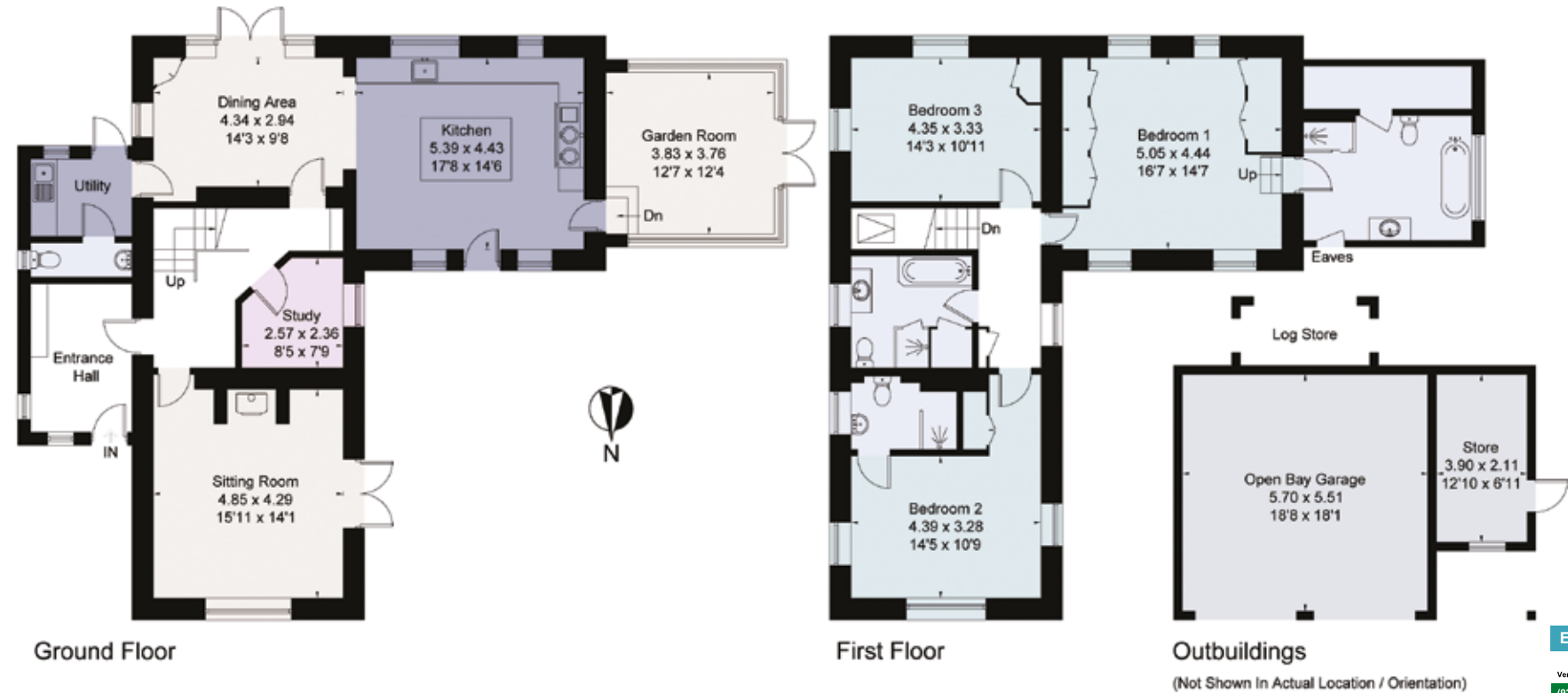
**Hewel Barn, Beckley, Oxfordshire OX3 9UR**  
**Gross internal area (approx)**  
215.2 sq m/2,316 sq ft (Excluding Outbuildings)  
**Including Limited Use Area** 1 sq m/11 sq ft

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**Nicky Quentel**  
Savills Summertown  
**01865 339700**  
NQuentel@savills.com



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