



Striking contemporary barn conversion

Upper Circourt Barn, Denchworth, Wantage, Oxfordshire, OX12 0EB

Freehold





3 reception rooms • Kitchen/breakfast room • utility & cloakroom • 3 bedrooms (all en suite) • 2 further bedrooms with Jack and Jill shower room • Dutch barn • gardens, paddock & wood • about 5 acres

Local information

The property sits less than a mile outside the pretty rural village of Denchworth. There are numerous footpaths and bridleways in the immediate vicinity to enjoy, with the famous White Horse Hill and ancient Ridgeway trail nearby. Denchworth boasts a C12th church, village hall and the popular Fox Inn public house. The market towns of Faringdon and Wantage are nearby and handy for everyday requirements. The village is well located for a wide range of schools, both state and private including the highly regarded schools in both Abingdon and Oxford.

Directions

From Oxford take the A420 towards Swindon. After approximately 10 miles and shortly after the 2nd roundabout, take the first exit off the dual carriageway signposted to Charney Bassett. After approximately 2.5 miles, drive through the village until you reach a T-junction. Turn right signposted Denchworth. Carry on through the village and the property is situated on the left, after 0.8 miles, set back off the road behind wooden gates.

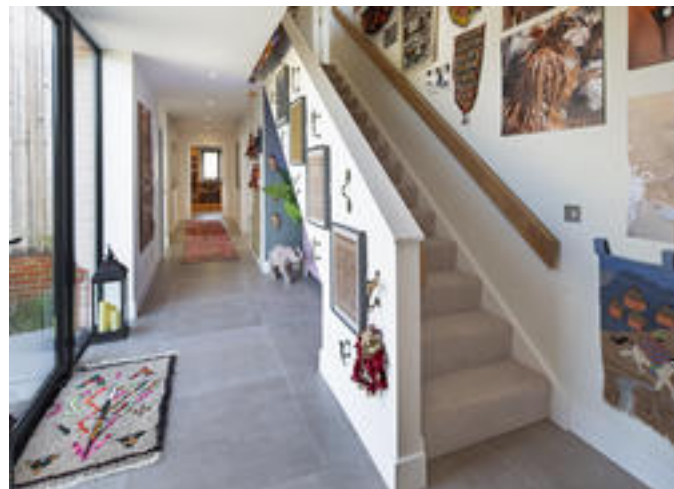
About this property

Upper Circourt Barn is a striking and creative conversion of a Dutch Barn, completed in 2018. The sleek lines of larch cladding and a minimal metal framework exhibit a simplicity of design, belying state of the art technology within, seamlessly

meeting 21st century requirements.

All ground floor rooms overlook the terrace, garden and paddock beyond. The stunning and spacious kitchen, breakfast and family room is of particular note. The Nobilia contemporary cupboards and generously sized island sit beneath a grey Silestone worktop with a large Blanco Steelart sink. The two double ovens, microwave/combination oven, dishwasher, six zone induction hob, pop up extractor and two fridges. Bifold doors open from both the working and the living ends of this welcoming room which also boasts a double-sided fireplace. A well fitted out utility room leads off with built-in Bosch washing and drying machines, a second dishwasher and bespoke larder.

A delightful sitting room next door shares the fireplace and also has bi-folds opening to the garden. At the far end of the corridor is a good sized room, presently used as a study, but could alternatively be a snug or playroom. A smaller room presently used as a library is an ideal size for a home study.



Upstairs, the curved dome of the roof is replicated throughout the landing and bedrooms, making for interesting shapes that have been highlighted via discreet uplighting. The three glazed panels on the galleried landing allow natural light to flood through the centre of the barn.

The principal bedroom also overlooks the garden and paddock with bifold doors opening to a delightful balcony. There is a generous dressing area with bespoke wardrobes and bathroom with its double ended bath, large shower and double vanity unit. Two further bedrooms also have dressing areas and en suite bath/shower rooms and bedroom 4 and 5 share a Jack and Jill shower room. There is also a walk-in heated linen cupboard on the landing and two large, easily accessible storage rooms off the hall.

A ground source heat pump supplies all heating and hot water requirements to the property with underfloor heating throughout the ground floor. A satellite superfast broadband system is connected with Cat 7 ethernet cabling system wired throughout all rooms.

A door from the hallway opens to the generously sized double garage with roller shutters. There are two large, boarded storage areas, a work bench, sink and plumbing for a washing machine.

A further barn, provides approximately 4000 sq ft of storage space. The floor is concreted with power supplied and two giant roller shutters provide access.

The house is approached via an electric wooden 5-bar gate with lawns either side. The remainder of the garden is mostly lawned with a large slabbed terrace with raised beds leading on to a paddock and small woodland area. Beech hedging has been planted to much of the boundary.

In all approximately 5 acres.

Services

Mains water and electricity. Heating via ground source heat pump. Private drainage. Satellite superfast broadband.

Tenure

Freehold

Local Authority

Vale of White Horse District Council

Viewing

Strictly by appointment with Savills







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Approximate Area = 340.7 sq m / 3667 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
Storage Barn = 316.2 sq m / 3403 sq ft
Garage = 45.1 sq m / 486 sq ft
Total = 702.0 sq m / 7556 sq ft
For identification only. Not to scale.
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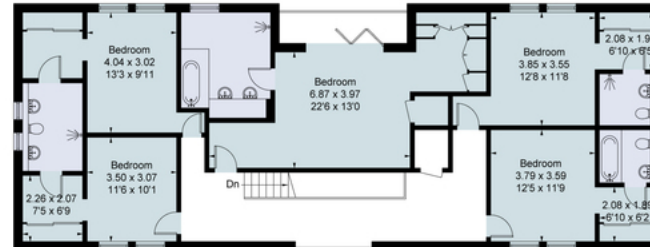


Reduced head height below 1.5m



Ground Floor

(Not Shown In Actual Location / Orientation)



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			
(81-91) B		83	89
(69-80) C			
(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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