



A character barn conversion in rural setting

The Old Stables, Ragnell Barns, Carswell Marsh, Near Buckland, Oxfordshire, SN7 8JN

Guide £995,000 Freehold



Hall • sitting room • kitchen/dining room • utility, cloakroom • 3 bedrooms (2 with en suite shower rooms) • family bathroom • triple garage with storeroom and ancillary accommodation over • generous garden • communal landscaped courtyard and paddock

Distances

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

Directions

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

Situation

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 (with a Waitrose), Bampton, Abingdon, Witney and Wantage are handy for day to day requirements with the historic city of Oxford providing extensive shopping, cultural and leisure facilities.

Description

Ragnell Barns are a fine example of curtilage listed Grade II Model Farm barns that were converted in recent years to create five dwellings set around an attractive communal courtyard. Originally built in the 1880s by Major West, a director of the Great Western Railway and owner of the Barcote Estate, the impressive brick buildings have created character homes set in a lovely rural setting.

The Old Stables has a traditional feel with generously proportioned rooms. The large kitchen/dining room is the hub of the house and is double aspect with a large island and an Everhot range cooker, fitted fridge, dishwasher and a traditional walk in shelved larder. Off the kitchen is the utility room with a door to the garden. The sitting room is a delightful room being double aspect with an open fireplace, wood flooring and French doors to the garden. On the first floor are wardrobes for all bedrooms with two having en suite shower rooms and there is also a well appointed family bathroom.





Outside is a detached garage comprising a store and three open fronted bays with an internal staircase leading to the large room over with a shower room (not completed) off. The garage has its own heating system and is to be used as part of the main house and not let separately.

The property is approached by its own gated entrance which opens to the private gardens which are laid to lawn. A small paddock with a wildlife pond is shared by the residents of Ragnell Barns.

General Remarks

Services

Mains water and electricity are connected. Private drainage system. Oil fired central heating. High speed broadband

Local Authority

Vale of White Horse

Tenure

Freehold with vacant

possession on completion.

Council Tax

Band = F

Energy Performance

A copy of the full Energy Performance Certificate is available upon request. EPC Rating = C

Viewing

Strictly by appointment with Savills.

Brochure prepared and photographs taken September 2022.



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Approximate Floor Area 198.4 sq m / 2136 sq ft (Excluding Carport)

Outbuilding 140.5 sq m / 1512 sq ft

Total 338.9 sq m / 3648 sq ft

Huw Warren

Savills Summertown, Oxford

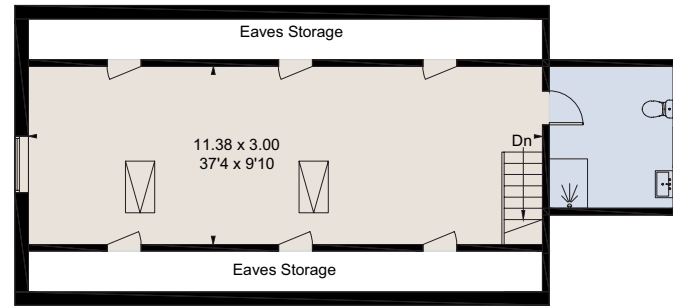
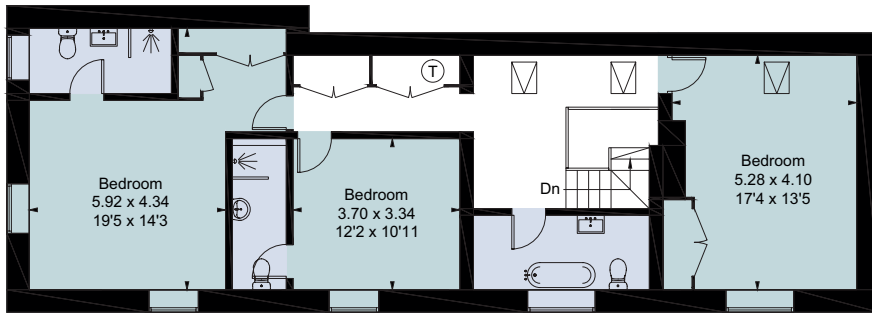
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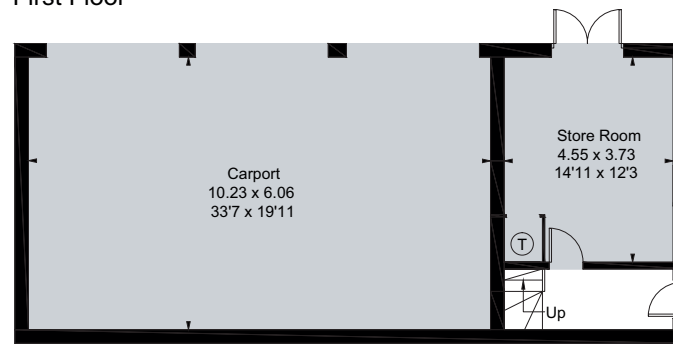
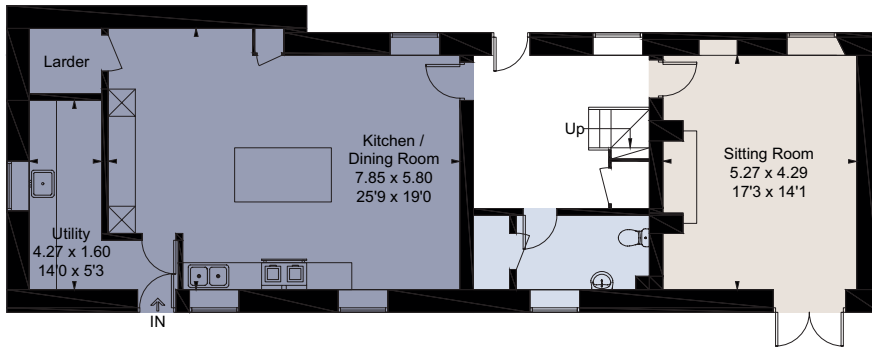
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First Floor

First Floor



Ground Floor

Ground Floor

(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(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 & Wales		EU Directive 2002/91/EC	

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