



New Barn Farmhouse Northampton Road
Weston-On-The-Green | Weston-On-The-Green | OX25 3TL

FINE & COUNTRY

NEW BARN FARMHOUSE







A rare opportunity to purchase a bespoke family home set in a tranquil rural setting which enjoys un-spoilt views over open countryside, set on the edge of the desirable Oxfordshire village of Weston On The Green. Minutes from nearby major rail networks and commuter routes.

Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Dining Room, Drawing Room, Family Room, Utility Room, W.C. and Boot Room.

First Floor - Master Bedroom With En-Suite and Dressing Room, Three Further Double Bedrooms, Family Bathroom.

Outside - Double Garage, Double Carport, Patio, Formal Gardens, Swimming Pool and Paddock.

Generous Driveway Parking







New Barn Farmhouse is believed to date back to 1895 and has recently undergone an extensive renovation and extension programme transforming it to create the dream escape to the country. By using natural materials and finishing it to the highest specification, the current owners have created a contemporary property that still manages to blend effortlessly into its beautiful surroundings. Although considerably modernised and updated by the presents owners, this delightful property offers considerable scope for further re- configuring or extending, subject to planning to suit any prospective buyers requirements.

The property is approached by a long driveway with agricultural land on either side before culminating into an oasis of tranquillity. This sets the scene for the ultimate countryside way of life, that this unique property offers.

With in excess of 3,500 square feet of accommodation, arranged over two floors New Barn Farmhouse offers flexibility and the opportunity for a magnitude of living options.

The rooms are not only spacious and light throughout, but enjoy wonderful views over the surrounding farmland.

The kitchen is a "wow" and the large floor to ceiling glass sliding doors were installed to maximise on the far reaching views and allow access on to the outside space. The high vaulted ceiling and exposed timbers offer a fantastic sense of space and allows natural light to flood the heart of this home. The kitchen/ dining room which extends to some 40 feet in length creates an ideal setting for entertaining family and guests alike.

The original farmhouse reception rooms have been reconfigured to provide a large drawing room, family room and a practical utility room.

A generous entrance hall, practical boot room and W.C complete the ground floor accomodation.

To the first floor there are four well proportioned double bedrooms, two of which boast an en-suite. The master also has a well designed walk in wardrobe and galleried landing, that makes for a perfect office or snug.

The formal garden and grounds surround the property and are 2.35 acres in total. The Swimming pool is completely enclosed by mature hedging and has its own patio and dining area, perfect for those summer days enjoying the sun and alfresco dining. The pool house has a shower and changing facilities.

There is an acre post and rail paddock which is currently the home to three Polo Ponies and can easily be extended if required.

A long private driveway which surrounds the perimeter leads you to the double garage which has been partially converted into a store/studio but could be utilised for a variety of different purposes. There is also a double carport and space to park multiple vehicles.

Weston-On-The-Green is a civil parish and village approximately 5 miles south-west of Bicester. The village has two public houses and a country house hotel with restaurant. In addition to the village store/post office, there are a variety of local shops including an awarding winning Cafe The Milk Shed and The Old Flight House which is a antiques centre. Bicester Village designer shopping outlet, with 130 luxury boutiques, is only a 10-minute drive away.

Within easy reach of Weston-On-The-Green are three commuter railway stations; Bicester North, Bicester Village and the new Oxford Parkway station. Bicester North has a 45-minute commuter service to London Marylebone and you can reach Birmingham in 1 hour. Junctions 9 and 10 of the M40 offer access to London.

The centre of Oxford is only 9 miles away. Known for its University, Oxford also offers excellent schooling. Independent schools include; The Dragon with its Preparatory School, Oxford High School, St Edwards, Christ Church Cathedral School, and Magdalen College School. There are also excellent State primary and secondary schools in Oxford and the surrounding towns and villages.

The Oxfordshire Way passes through the village and there are many walking paths along the banks of the Oxford Canal and River Thames within a short drive. You can also find golf clubs, a health club and spa, and the Kirtlington Park Polo Club nearby. Oxford offers further sporting and leisure amenities, including health, racquet, tennis and rowing clubs.





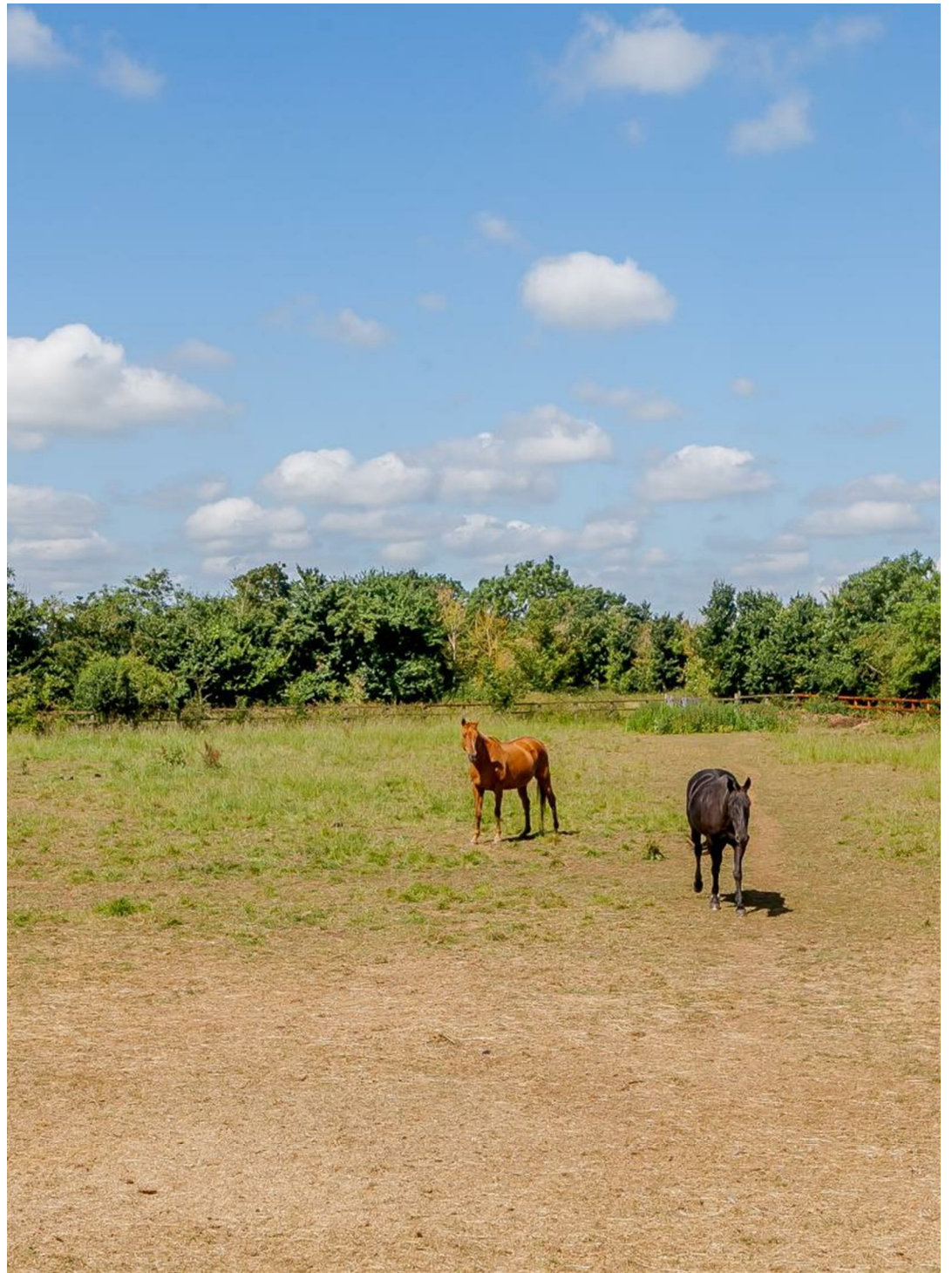
















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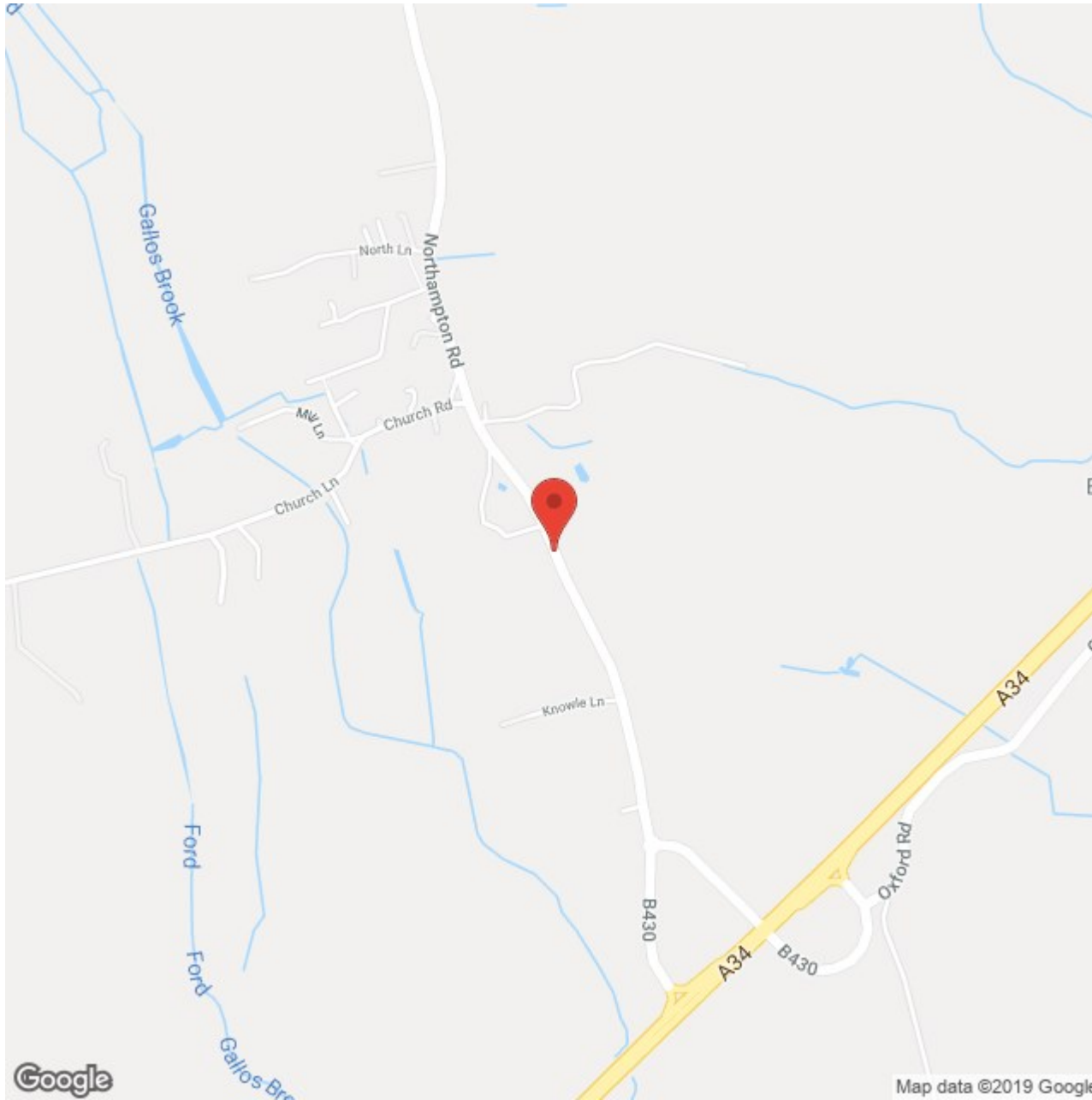
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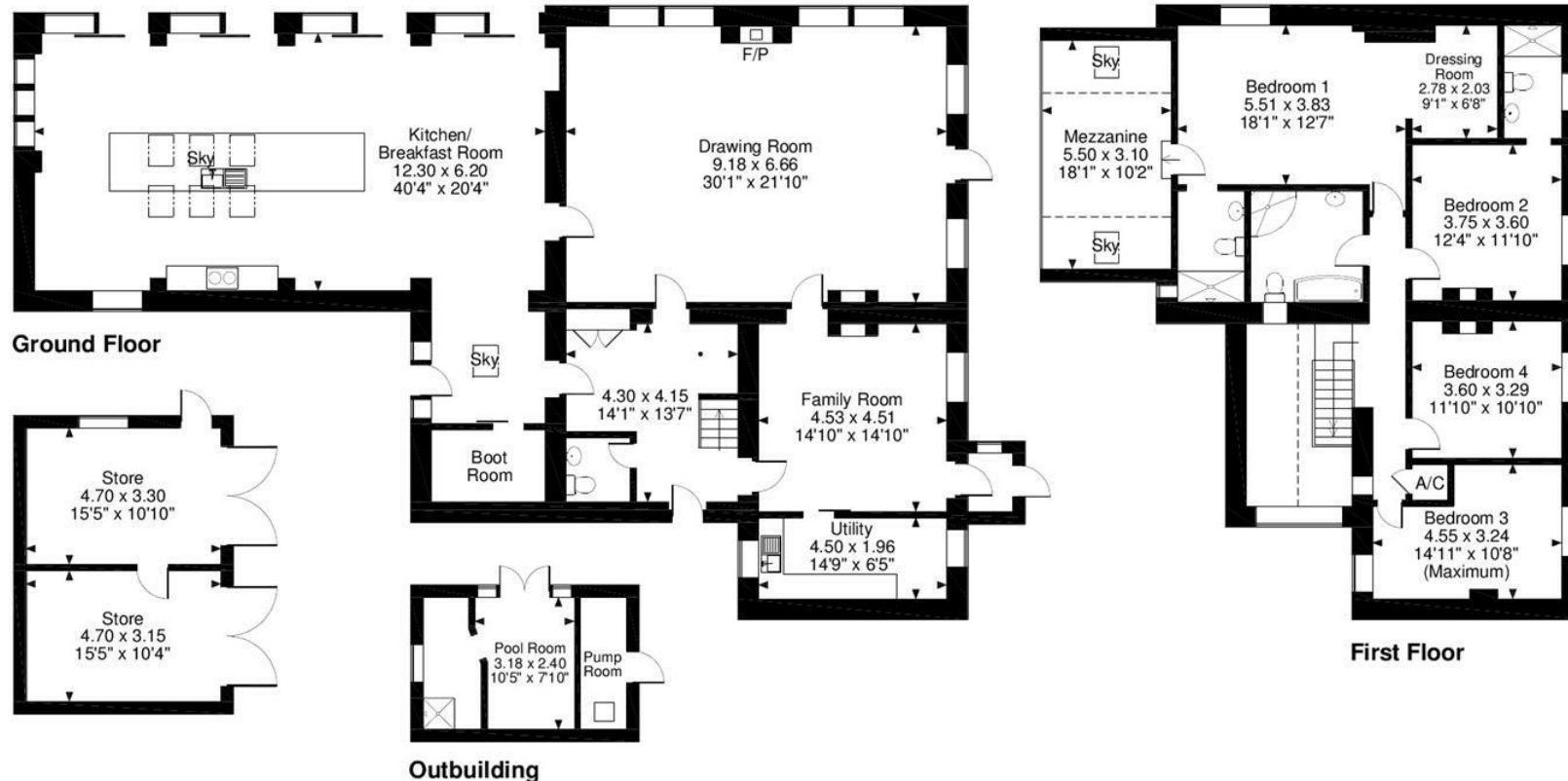
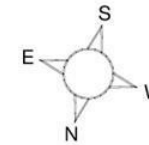






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	35	45
England & Wales	EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
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New Barn Farmhouse, Northampton Road, Bicester
Approximate Gross Internal Area
Main House = 3521 Sq Ft/327 Sq M
Stores = 334 Sq Ft/31 Sq M
Outbuilding = 168 Sq Ft/16 Sq M
Total = 4023 Sq Ft/374 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 17.10.2017



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY
FOUNDATION

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Fine & Country
Tel: +44 (0)1869 240 075
north.oxfordshire@fineandcountry.com
30 Market Square, Bicester, Oxfordshire OX26 6AG

