



OAKFIELD BARN, CITY FARM

EYNHAM, WITNEY, OX29 4YA

**PENNY &
SINCLAIR**

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A beautiful, attached barn conversion set in approx. half an acre of garden and situated in a rural location backing onto open fields

Three/four bedrooms • Open plan sitting room with open fireplace • Spacious mezzanine level • Exposed timbers and stone work • Set within approx. half an acre of garden • Ample off-road parking and garage

DESCRIPTION

Set in approximately half an acre of garden, this Grade II Listed property has been beautifully maintained and updated to create a lovely family home. The accommodation is predominantly arranged over the ground floor and comprises; entrance hall, open plan sitting room, dining room and kitchen with doors opening to the garden, bedroom with en suite, bedroom/sitting room, family bathroom and a very spacious utility room that was formally a bedroom and could easily be converted back. Accessed from the reception room, stairs lead up to a spacious mezzanine level, currently used as a study, and the master en suite bedroom on the first floor. The property offers an enormous amount of charm with an open fireplace in the sitting room and exposed timbers and stone work throughout; there is also the benefit of underfloor heating. To the exterior, the mature beautifully maintained gardens are a particular feature of the property adjoining open fields; to the front of the property there is ample parking space with a garage in addition.

SITUATION

The property forms part of a complex of converted barns and is surrounded by open countryside, with access to countryside walks just a few moments away including a scenic walk to the local pub in Long Hanborough. The nearby village of Eynsham is situated close by and is almost equidistant between the market town of Witney and the city of Oxford. It has an excellent range of local amenities including primary and secondary schools, doctors surgery, chemist, two supermarkets, local butcher and baker, a





greengrocer, Post Office, library, village hall, three churches and a number of public houses and restaurants. The property is ideally situated to serve the commuter, with both Long Hanborough and Oxford Parkway stations within close proximity.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

Electricity, water and gas are connected. Private drainage.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

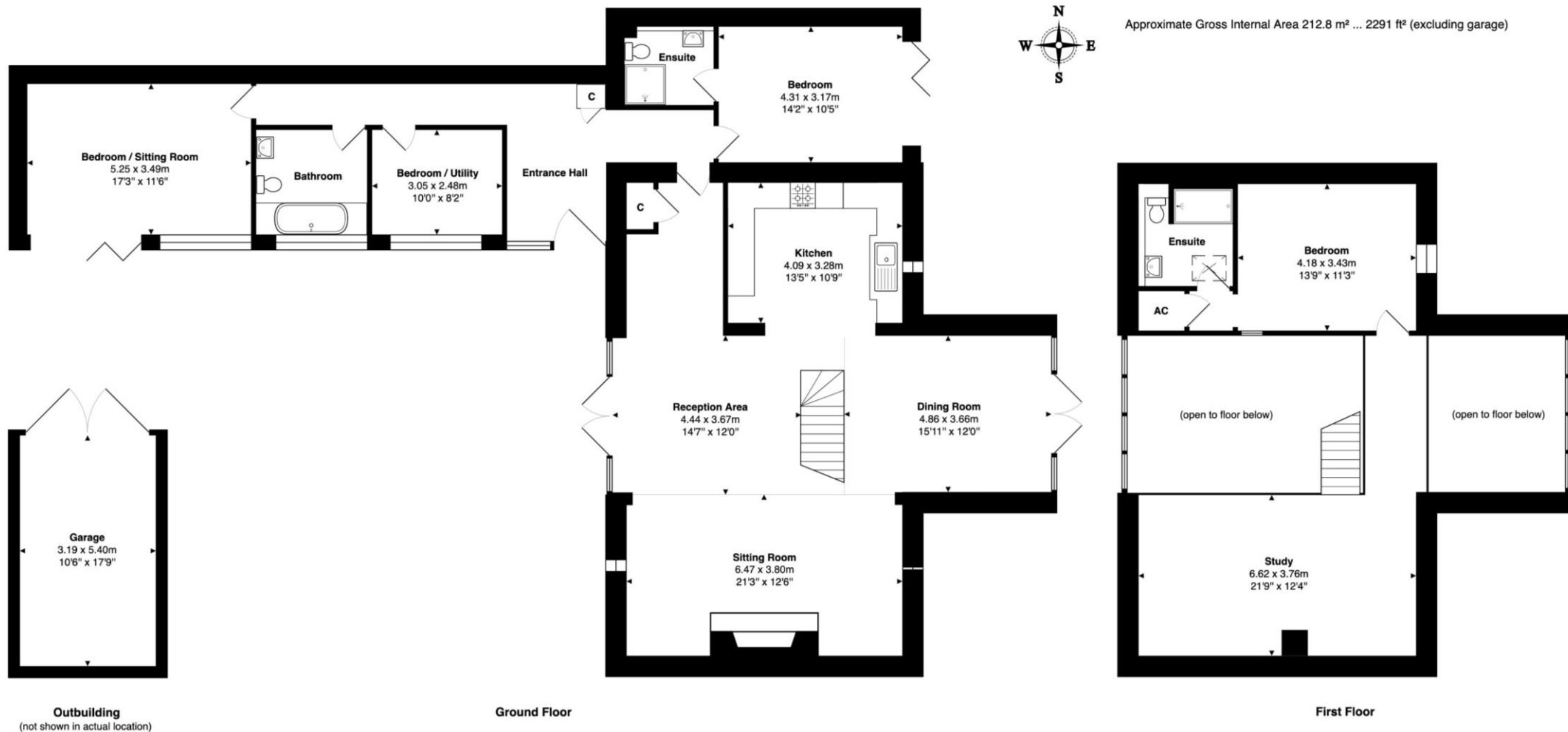
COUNCIL TAX

Council Tax band 'G' amounting to £3,228 for the year 2020/21.

LOCAL AUTHORITY

West Oxfordshire District Council,
3 Welch Way,





**PENNY &
SINCLAIR**

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