



BARN ONE, LOWER FARM LANE

SANDFORD-ON-THAMES, OXFORD, OX4 4UT

**PENNY &
SINCLAIR**

Barn One, Lower Farm Lane Sandford-on-Thames, Oxford, OX4

DESCRIPTION

Enjoying an enviable rural location, yet only minutes from Central Oxford, is this stunning Barn Conversion with outstanding views over open fields towards Nuneham House in the distance. The barn retains a wealth of character throughout including many exposed beams, timbers and stonework making it a truly unique home. There are generous large open-plan spaces ideal for the family and entertaining, in addition to cosy areas for those snug winter moments in front the log burner. In brief the accommodation comprises of: Entrance lobby, cloakroom, stunning open-plan kitchen/dinning/living arrangement with stylish new kitchen, further sitting room with log burner, two additional rooms (could be used as bedrooms), boot-room, and large utility room on the ground floor. The first floors enjoys a galleried landing with a useful area currently used as a music area, master bedroom suite, four further bedrooms - one of which is used as a study with amazing views - and a family bathroom. Outside the property is bounded by garden to three sides with patio areas off the dining area and living area, making it ideal for entertaining. There is parking for several vehicles to the front, in addition to a tandem garage in a bloc nearby.

LOCATION

Lower Farm Lane is a private lane between Nuneham Courtenay and Sandford-on-Thames. It is ideally positioned for transport links to the M40, M4 and the A34 north and south to the midlands and the south coast. Mainline rail links to London can be found at Didcot, Central Oxford or Oxford Parkway with journey times between 45 - 60 minutes. There are many excellent schools nearby including Abingdon School, The Manor. St Helen and St Katherine's, Radley College, The European School, Magdalen College School, The dragon, Oxford High School, and Headington School. There are many restaurants and public houses nearby in addition to Sainsbury's at Heyford Hill for your groceries.

DIRECTIONS

Leave Oxford Via the A4074 towards Wallingford. A 1/4 mile after the dual carriageway there is a turn lane to the right in to Lower Farm Lane. Proceed down this lane to the Barns. There is a gravelled driveway on the left. Follow this to the end where the property can be found.

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 Penny & Sinclair's staff who has seen the property in order that you do not make a wasted journey.

SERVICES

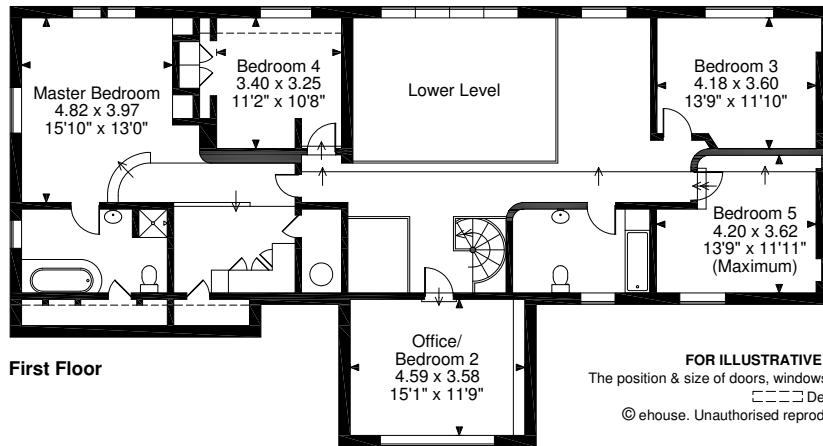
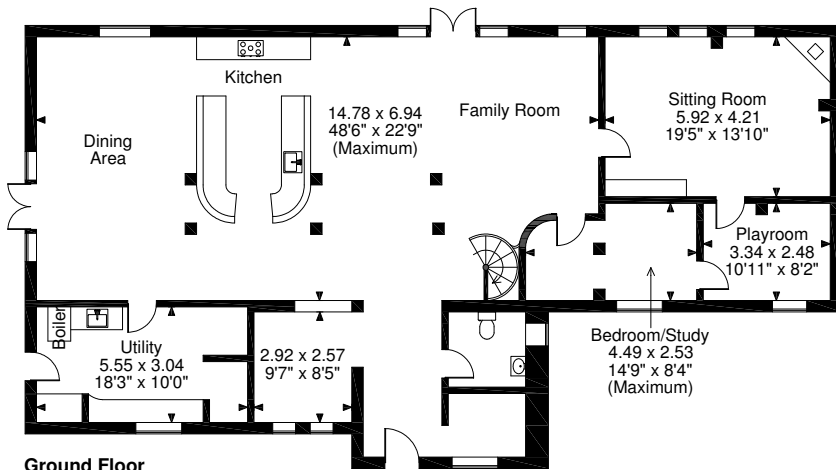
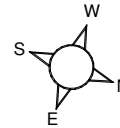
Waste is by means of septic tank. Heating is oil fired boiler. Mains water is connected.

FIXTURES & FITTINGS

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



Lower Farm Lane, Sandford-on-Thames, Oxford
Approximate Gross Internal Area
3599 Sq Ft/334 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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