



Halcyon Mews, Main Street, Duns Tew, OX25 6JL  
£350,000

A two bedroom semi-detached stone-built barn conversion converted in the 1990's, with a private garden and parking, on a small development of just five properties in the heart of the desirable village of Duns Tew.

Approached via a gated entrance, and one of just five properties Halcyon Mews was formerly a farm building for The Malt House.

Carefully converted in the 1990s it now offers flexible living accommodation arranged over two floors.

The property is accessed from a door at the rear, with an entrance hallway leading to the sitting/dining room.

This lovely reception room is 21'8" x 18'4" and boasts exposed stone walls and timber beams, making for a stunning room for dining and entertaining, along with plenty of space for large sofas to relax on.

Leading off the sitting room is the kitchen, which is fitted with a number of floor and eye-level units, and space for appliances.

The kitchen also overlooks the pretty rear garden.

The first floor is accessed via stairs in the entrance hallway, where there are two double bedrooms and a bathroom.

Outside the secluded garden is fully enclosed, mainly laid to lawn with shrubs and a patio area for al-fresco dining.

The property has allocated parking.

The village is situated between Banbury and Oxford approx. 3 miles from the busy market village of Deddington which offers an excellent range of amenities.

In addition to Deddington there are Primary Schools in Steeple Aston and Great Tew. Steeple Aston and Great Tew.

Banbury and Woodstock provide more extensive shopping amenities with nearby Oxford providing further cultural and leisure facilities is approximately 16 miles away.

Bicester lies approximately 10 miles away and has two stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village train station offers a service to Oxford Parkway and to London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.





Accommodation comprises:

Ground Floor - Entrance Hallway, W.C, Kitchen, Sitting/Dining Room.

First Floor - Two Double Bedrooms, Family Bathroom.

Outside - Enclosed Rear Garden, Off Road Parking.

Services - All Mains Services, Oil Fired Central Heating.

Local Authority - Cherwell District Council.

Council Tax Band. C

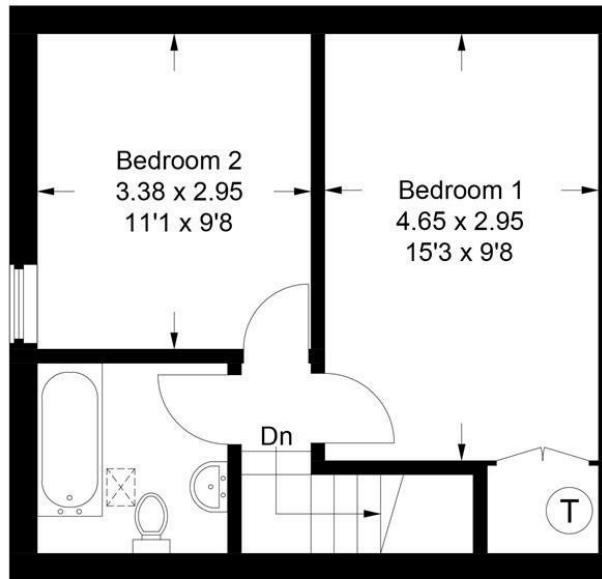
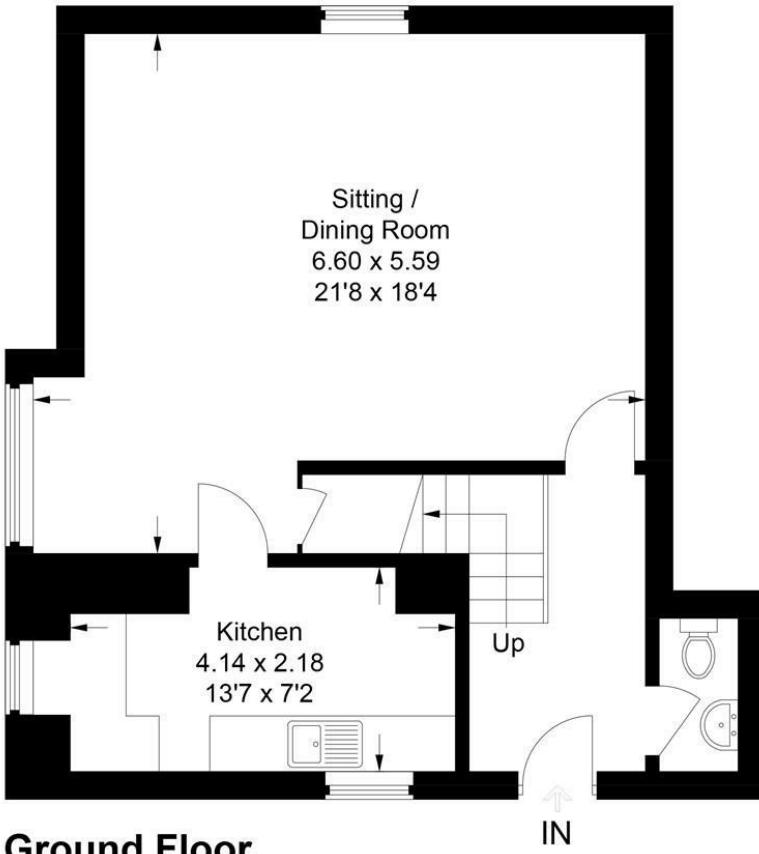
Agents Notes - A Management Company Will Manage The Communal Areas, Including Visitor Parking. Each Property Will Nominate A Shareholder, Final Details Are To Be Agreed.

The Property Is Curtelage Listed, being In The Curtelage Of The Grade II Listed Farmhouse.





Approximate Gross Internal Area  
 Ground Floor = 51.6 sq m / 555 sq ft  
 First Floor = 33.9 sq m / 365 sq ft  
 Total = 85.5 sq m / 920 sq ft



## First Floor

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Fine & Country

