



Crown Barn Crown Barn

Fringford | Fringford | OX27 8RQ

Guide price £1,550,000

FINE & COUNTRY

CROWN BARN







Crown Barn Offers:

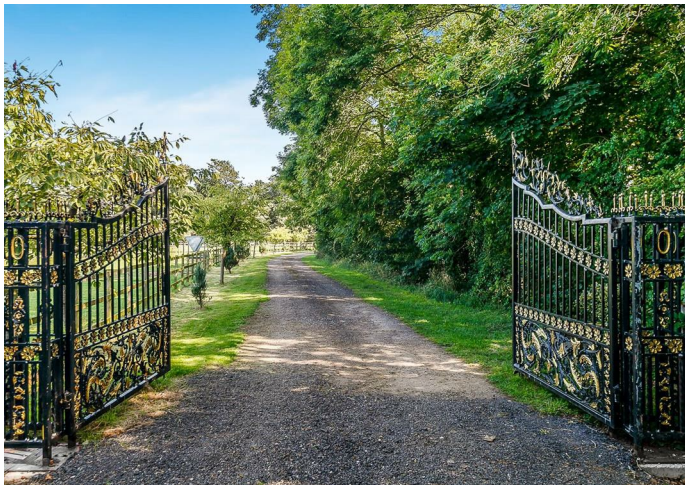
Gated entrance and sweeping gravel driveway leading to parking for several vehicles at the front of the property.

A detached barn conversion arranged over two floors offering 3,492 square feet of flexible accommodation. Comprising a large open plan sitting room, kitchen/dining room, family room, and a w.c on the ground floor. A spiral staircase in the dining area provides access to the first floor, which has a family bathroom four double bedrooms, one with an ensuite shower room. Stairs from the entrance lobby provide access to the master bedroom with an en-suite bathroom.

Adjacent is a multipurpose ancillary living space, currently used as an entertainment/party barn. Outside the property is surrounded by mature gardens, and fenced paddock land to the front.

Services:

Mains water, Septic tank, oil-fired central heating.
Local Authority - Cherwell District Council.
Council tax band - G







A short drive from fantastic commuter links the discerning buyer will find secluded privacy in the grounds of this stunning barn conversion.

Crown Barn previously underwent an extensive renovation in 1996, it was then reconfigured and extended in 2015 to provide flexible living accommodation arranged over two floors. A recent addition to the property offers further living space that could be utilised for a number of purposes. With French doors on three sides leading to the garden, it is sure to be a favourite room for entertaining.

Crown Barn boasts mature gardens, mainly laid to lawn with pretty shrubs, a water feature, secluded seating areas, a variety of trees, and a kitchen garden. There is plenty of room for al-fresco dining and relaxing in the delightful setting this property enjoys.

For those that keep horses the paddock land to the front of the property offers level, drained grazing with supplied water, enclosed by post and rail fencing along with electric fencing.

Location:

The neighbouring village of Fringford has a public house, The Butchers Arms, a village hall, a church, a cricket pitch, and a C of E primary school.

Secondary education is available in Bicester, and local private schools include, Winchester House, Beachborough, Stowe, Bloxham, Tudor Hall, along with The Dragon School, St Edwards, Magdalen, Abingdon, Radley College, and Headington Girls School.

Bicester is the nearest town and has two railway stations. Bicester North, 2 miles away offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village offers the second service to London Marylebone.

The M40 is within easy reach and offers access to London, M25, Oxford and Birmingham. Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets a Sainsbury's supermarket, and a cinema complex.

The popular Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.













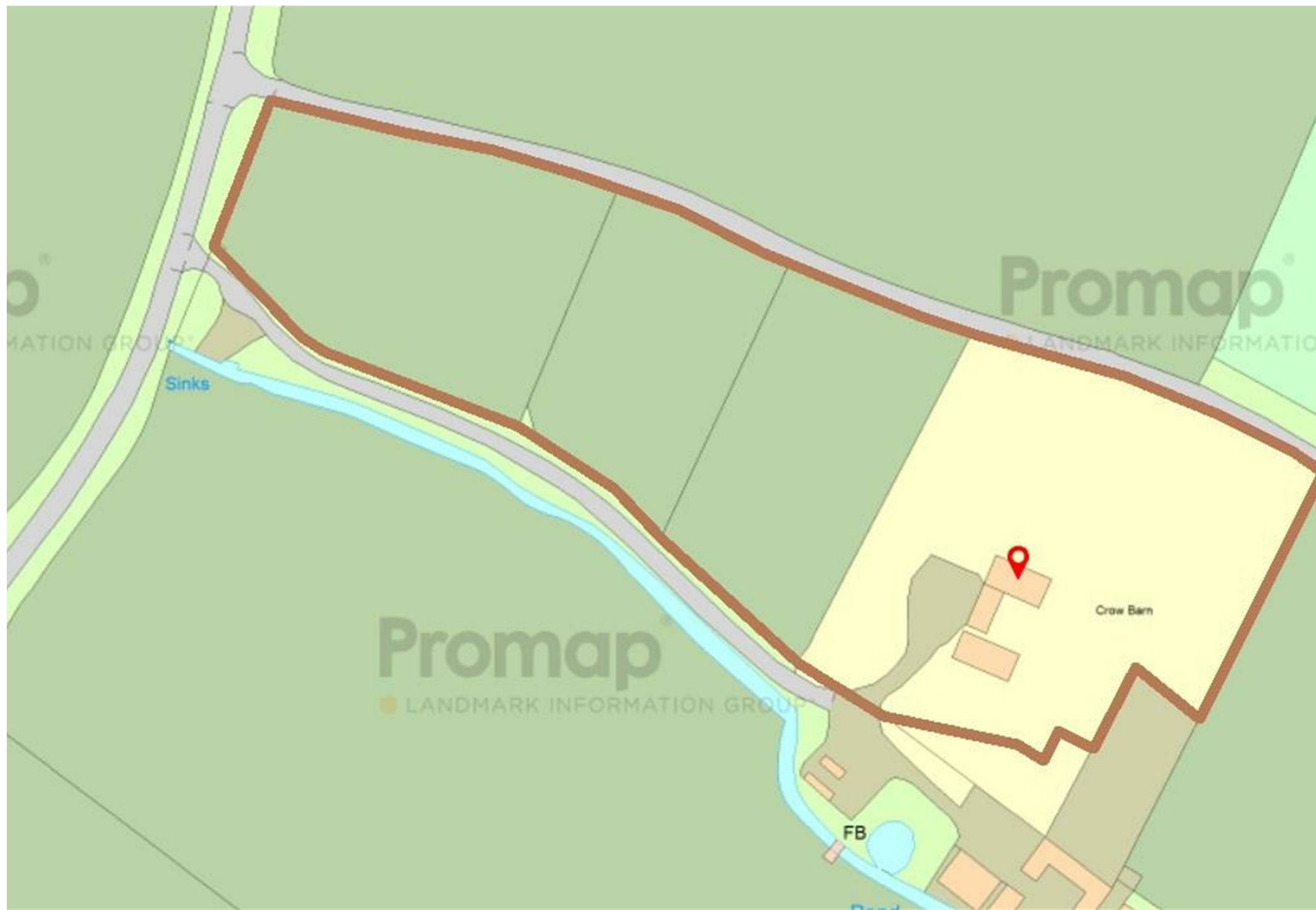


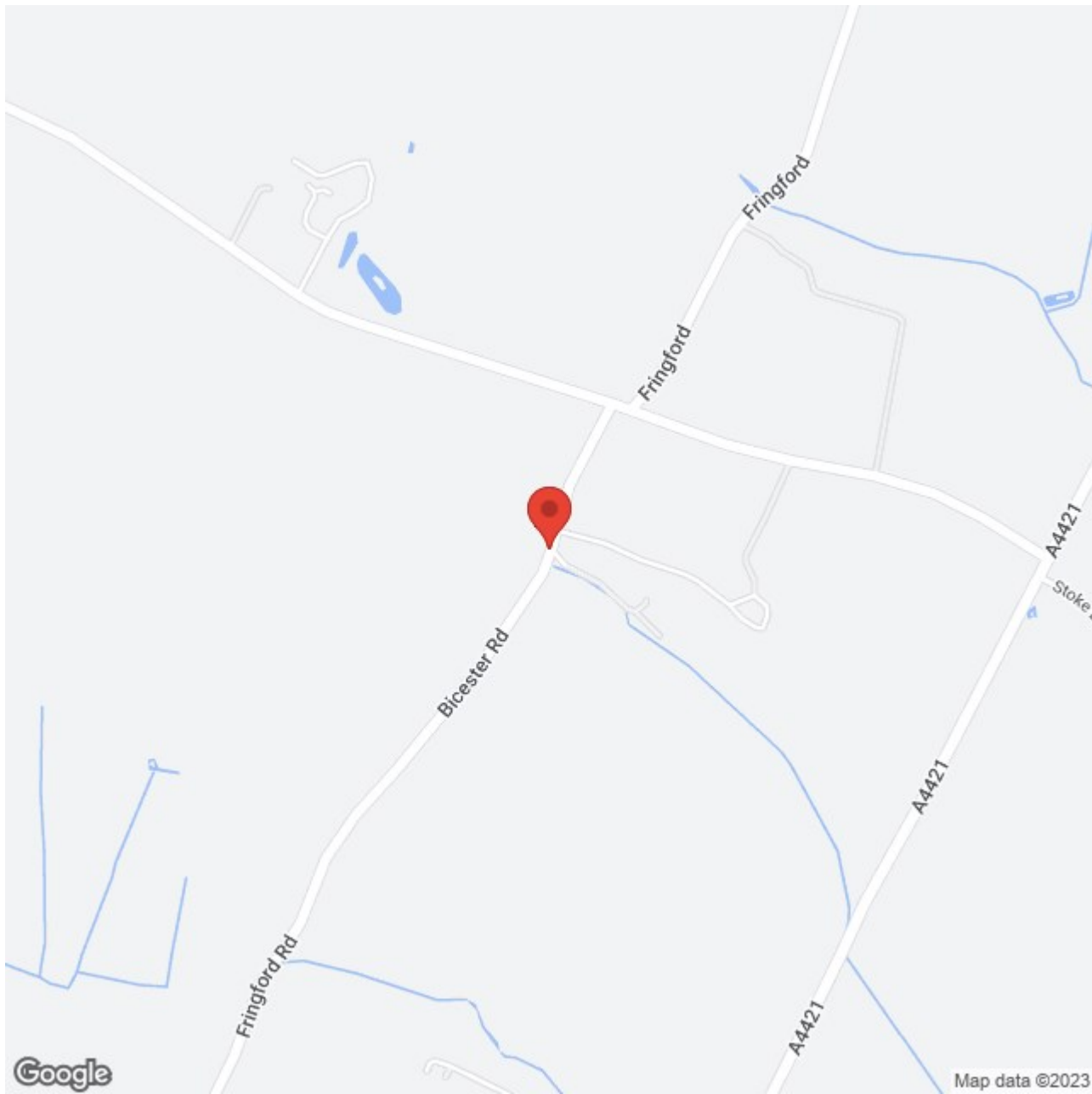












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

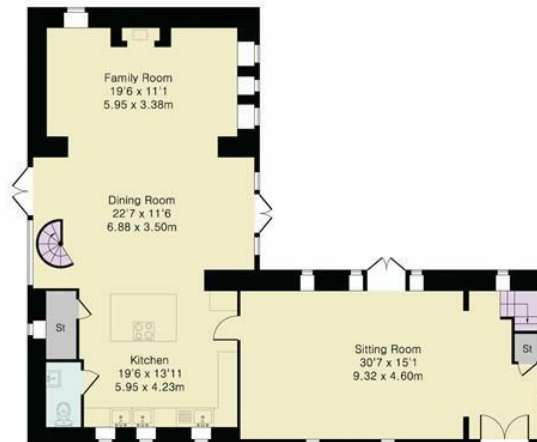
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

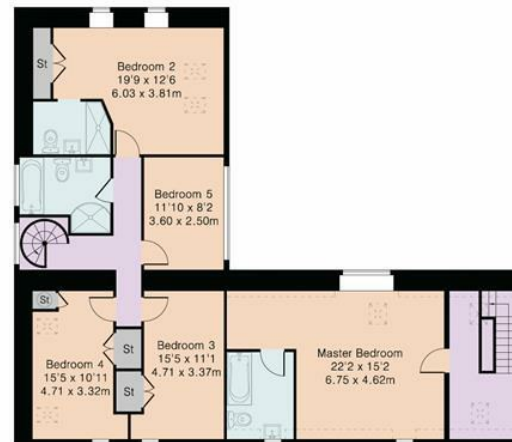
EU Directive
2002/91/EC



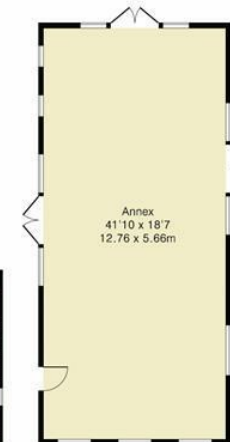
Approximate Gross Internal Area 3492 sq ft – 325 sq m
 Ground Floor Area 1385 sq ft – 129 sq m
 First Floor Area 1330 sq ft – 124 sq m
 Annex Area 777 sq ft – 72 sq m



Ground Floor



First Floor



Annex



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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THE FINE & COUNTRY
FOUNDATION

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