



Located within the heart of the popular Oxfordshire village of Launton, this exceptional three-bedroom barn conversion with its vaulted open-plan kitchen/dining/living room, secluded courtyard garden, and generous driveway parking effortlessly combines timeless character with contemporary living.

Beautifully presented throughout, the property enjoys an abundance of natural light, vaulted ceilings and exposed timber beams, creating an immediate sense of warmth and character.

Every room has been thoughtfully designed to maximise both space and practicality, resulting in a home that feels equally suited to relaxed family living as it does to entertaining.

At the heart of the property lies an impressive open-plan kitchen, dining and living space, where exposed beams frame the vaulted ceilings and full-height glazing floods the room with natural light throughout the day.

The contemporary kitchen centres around a substantial island with integrated appliances and generous preparation space, flowing seamlessly into the dining area before opening into the beautifully proportioned sitting room. The result is a fabulous sociable living environment, enhanced further by the feature wood-burning stove which provides a cosy focal point during the winter months.

The accommodation continues with three well-proportioned bedrooms, including a generous principal suite complete with an air-conditioning unit, fitted storage, and a stylish en-suite shower room.

A contemporary family bathroom serves the remaining bedrooms, all finished to an excellent standard with clean, modern styling that complements the property's character.

Externally, the property continues to impress. A substantial block-paved courtyard provides extensive private parking for numerous vehicles, making it ideal for families, visitors or those requiring secure space for recreational vehicles. To the rear, a delightful enclosed garden offers a peaceful and private retreat, thoughtfully landscaped to create an attractive, low-maintenance outdoor space perfect for al fresco dining and summer entertaining.

Launton remains one of North Oxfordshire's most desirable villages, admired for its welcoming community, attractive period homes and traditional village atmosphere. Residents enjoy a thriving village lifestyle with a well-regarded primary school, village hall, public houses, sports clubs, local convenience store and an active calendar of community events, all contributing to the charm and appeal of village living.

The neighbouring market town of Bicester lies just a short drive away, providing an extensive range of shopping, restaurants, cafés and leisure facilities,

including the internationally renowned Bicester Village.

For commuters, both Bicester Village and Bicester North railway stations offer excellent services, with direct trains to London Marylebone in approximately 45 minutes and connections to Oxford in around 15 minutes.

The nearby A41, A34, M40 and M1 provide convenient road links to Oxford, Milton Keynes, Birmingham and London, making the property ideally positioned for those seeking the perfect balance between rural living and modern convenience.





Property Comprises:

Entrance Hall
Open-Plan Kitchen/Living/Dining Room
Principal Bedroom
En-Suite Shower Room
Bedroom Two
Bedroom Three
Family Bathroom
Storage Cupboards

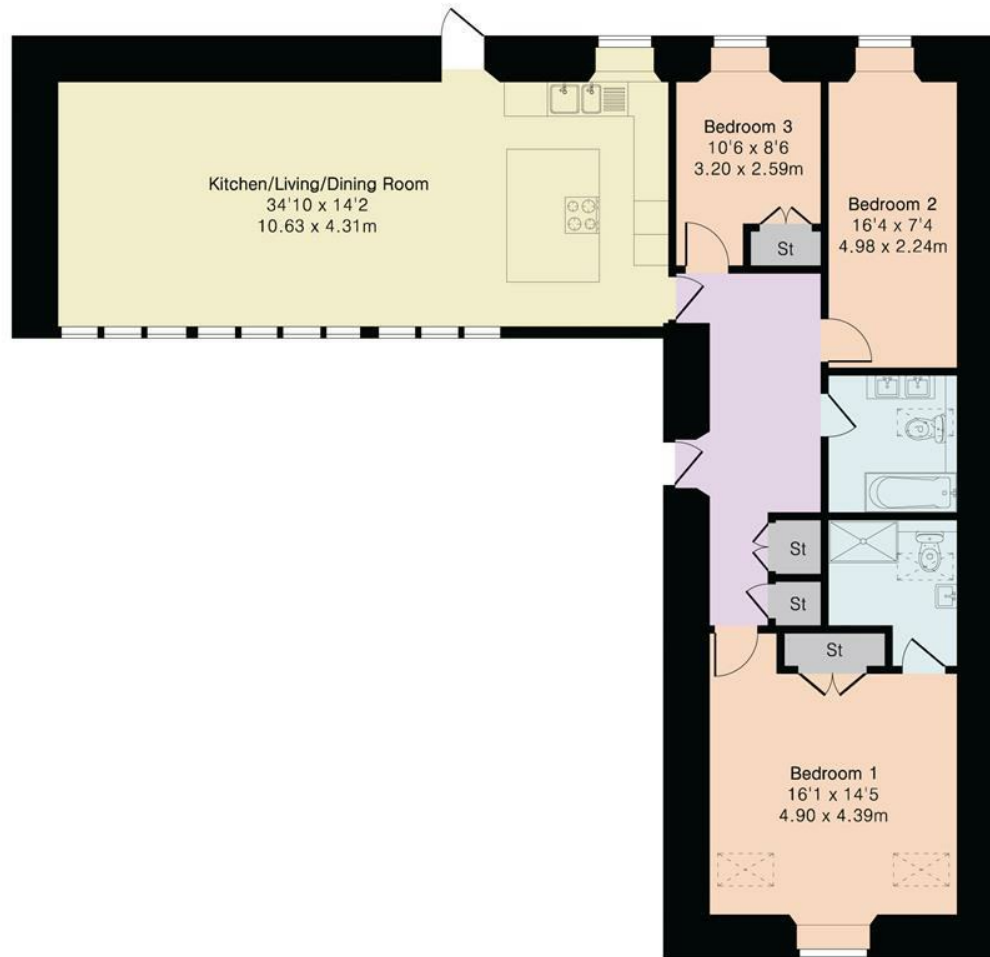
Outside:

Gated Entrance
Block-Paved Courtyard
Extensive Parking
Enclosed Rear Garden
Entertaining Terrace
Seating Area
Timber Shed
Log Store

Freehold Property
Stone-Built/ Tiled Roof
Local Authority - CDC
Council Tax - F
Mains Drainage/Water - Thames Water
Gas Central Heating - Calor Gas Supplied From A Central Storage Tank
Broadband - Gigaclear
An Annual Payment Of Approximately £220 Is Payable Towards Ground Maintenance







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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