



A stunning barn conversion set within approximately 1.5 acres of land, with three double bedrooms, boasting many original features, stables, enclosed paddocks, and a menage. The Old Stables is one of just four properties on this exclusive development in addition to the original farmhouse, that enjoys views over open farmland, whilst being close to excellent commuter links to London and Oxford.

Approached over a private driveway serving just 5 properties, The Old Stables is a stunning barn conversion with three bedrooms and three en-suites in a secluded location, with the benefit of being minutes from excellent commuter links to London and amenities.

A gated entrance leads to driveway parking for several vehicles and the private garden, which is laid to lawn.

The fabulous open-plan kitchen/dining/family room boasts a vaulted ceiling, exposed beams, flagstone flooring, and floor to ceiling windows, which flood the room with natural light.

The kitchen has been refurbished to provide floor and eye-level traditional units, a breakfast bar, and space for all the usual appliances.

The dining area has plenty of space for a large table and chairs making it ideal for entertaining, being open plan to the family room it lends itself to contemporary family living.

The sitting room offers more private living space, with windows to three sides it's also filled with light and enjoys views over the open fields and countryside beyond.

The master bedroom has a vaulted ceiling and an en-suite shower room, the second and third bedrooms also have en-suites.

A useful utility room and a separate cloakroom complete the accommodation.

Outside the area to the front is partially enclosed by the original stone walls creating a private area, perfect for a glass of wine in the evening enjoying the southerly aspect.

There are two stables with power, light, and water, along with a tack room and store.

The paddock is fully fenced with post and rail, and the menage has an all weather rubber and sand surface.

Ambrosden is a small, village located in the Cherwell district of North Oxfordshire, three miles south of Bicester and 13 miles north of Oxford.

Good transport links into London via Bicester North railway station and Bicester Village station mean you can be in Marylebone Station in just under an hour.

The villages' amenities include St. Mary the Virgin Parish Church, a village hall, local shops including a post office, lending a real feeling of community.

There is a primary school in the village itself and a secondary school located a few miles away in nearby Bicester.

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 cinema complex.

For those that commute Bicester North and Bicester Village stations offer a frequent service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

By road, the M40 is within easy reach at J9 or J10 and offers access to London, the M25, Oxford and Birmingham. The A41, A43, and A34 are also within easy reach.

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.

In addition to the many shops the town has to offer there is a Tesco superstore, a Marks and Spencer Food Hall, a new retail park, David Lloyd Club, and Bicester Hotel and Golf, all within a short drive.





Accommodation Comprises:

Kitchen/Dining/Family Room, Sitting Room, Utility Room,  
Separate W.C, Three Bedrooms With En-Suites.

Outside - Driveway parking For Several Vehicles, Summer  
House, Garden Laid To Lawn.

Two Stables, Tack Room, Fenced Paddocks, Rubber Surfaced  
Menage, Grounds Extending To Approximately 1.5 Acres.

Services - Mains Water, Septic Tank, Gas and Electric Heating.

Local Authority - Cherwell District Council.  
Council Tax Band - E

\*Please Note The Property Is Curtelage Listed, Being In The  
Former Grounds Of The Grade II Listed Farmhouse\*





Approximate Gross Internal Area 2022 sq ft – 188 sq m  
 Ground Floor Area 1413 sq ft – 131 sq m  
 Outbuilding Area 609 sq ft – 57 sq m



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			
(52-68) 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	

