



A fantastic opportunity to purchase a substantial period home with large reception rooms, a stylish kitchen/breakfast room, a two-bedroom cottage, and generous parking, which is perfect for contemporary family living in the pretty Oxfordshire village of Wendlebury.

Approached over an expansive gravel driveway Manor Barn Lodge offers a unique blend of historic charm, and modern convenience.

This attractive period property is perfect for families seeking space and comfort.

The entrance hallway boasts an elegant staircase leading to the first-floor, and provides access to the family room and dining room.

The sitting room is stunning, with a vaulted ceiling, exposed beams, a feature fireplace with a wood-burning stove, and French doors to the garden it is the perfect room for large gatherings, and entertaining.

The Kitchen/Breakfast room also boasts a vaulted ceiling. Fitted with a generous number of bespoke floor and eye-level units, integrated appliances, an island with a breakfast bar, an AGA.

Complemented by granite worksurfaces and tiled flooring this kitchen is a treat for both the aspiring chef to prepare meals, and for those who enjoy chatting with friends over a glass of wine whilst perched at the breakfast bar.

More formal dining can be enjoyed in the dining room, which enjoys lovely views over the garden.

The reception room to the left-hand side of the hallway offers yet further flexibility to be utilised as a family room or t.v room for the teenagers of the house.

A later addition to the property is the orangery, which is accessed via the family room. This light and spacious room is fitted with beautiful cabinetry, making for a very practical space

for those who work from home.

To the rear of the property is a stone-built annex, formerly an outbuilding it now offers a large double bedroom, and shower room, ideal for those who want some independence. it would also lend itself to being used as a studio or gym.

A utility room, and W.C completes the ground floor accommodation.

The first floor has four bedrooms, and a family bathroom. The attractive master bedroom has a vaulted ceiling, fitted wardrobes, and an en-suite shower room.

Outside the property has the benefit of having a stone-built two-bedroom cottage, which has a sitting room, a kitchen/dining room, a wc, and a bathroom to service the bedrooms on the first floor.

The cottage has been enjoyed over the years by both family members and guests, and offers the rare opportunity to purchase a unique village home to suit modern family living.

For outside space, there is a pretty courtyard to the rear of the study, which is perfect for a relaxing cup of coffee.

To the front the garden is mainly laid to lawn with colourful shrubs, and mature trees, along with a large area laid to lawn.

For those who enjoy their entertaining, there is a large patio, and a pergola, which provides a perfect backdrop for BBQ's and al-fresco dining.

A double carport and gated driveway parking for multiple vehicles completes the package this property has to offer.

The popular village of Wendlebury is approximately 2 miles from Bicester.

There is a village hall where there are regular events for people of all ages, a village pub "The Lion" which has been fully renovated and a 13th Century church.

For those that enjoy walking, there are various footpaths where you can explore the surrounding countryside.

For commuting, nearby Bicester has two stations. Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

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

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

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minute's walk from the town centre.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Dining Room, Family Room/Reception Room, Orangery/Study, Sitting Room, Kitchen/Breakfast Room, Utility Room, W.C

One Bedroom Annex With A Shower Room To The Rear Of The Property.

First Floor - Master Bedroom With En-Suite Shower Room, Three Further Bedrooms, Family Bathroom.

Outside - Double Carport, Stone-Built Cottage With A Sitting Room, Kitchen/Dining Room, and W.C
The First Floor Has Two Double Bedrooms, A Bathroom, and Separate W.C

Generous Driveway Parking For Multiple Vehicles.
Mature Garden Laid To Lawn, Patio Area Under A Pergola.

Freehold Property Attached Property
Stone-Built Under A Tiled Roof

Services:
Mains Electric - British Gas
Mains Water - Thames Water
Drainage - Thames Water
Oil Fired Central Heating
Broadband - Plusnet - Please Check Using The Ofcom Site.
Mobile Phone Coverage - Please Check Using The Ofcom Site.

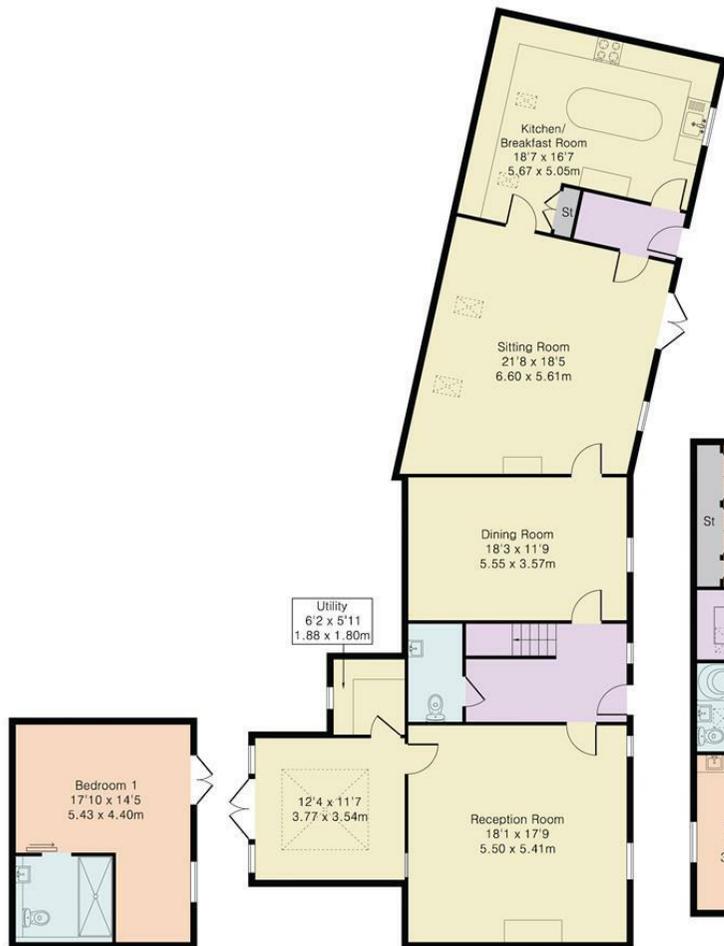
Local Authority - Cherwell District Council.
Council Tax Band - G

EPC Rating - E (Main House)
EPC Rating - F (Cottage)

Agents Note - "A new soakaway has been created, and Helibars have been fitted to the gable wall of the cottage in December 2024 to remedy a structural/drainage issue" Please ask for more details.

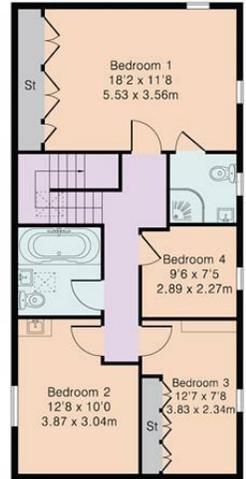






Annex

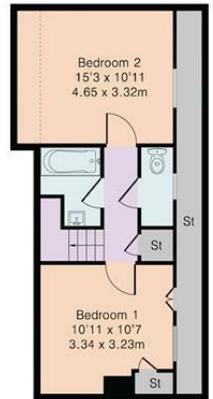
Ground Floor



First Floor



Cottage Ground Floor



Cottage First Floor

Approximate Gross Internal Area 3275 sq ft - 305 sq m
 Ground Floor Area 1547 sq ft – 144 sq m
 First Floor Area 686 sq ft – 64 sq m
 Cottage Ground Floor Area 346 sq ft – 32 sq m
 Cottage First Floor Area 439 sq ft – 41 sq m
 Annex Area 257 sq ft – 24 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

