



Meadow Barn, Ambrosden, Oxfordshire

An exceptional five-bedroom contemporary barn-style residence offering in excess of 3,400 sq ft of flexible accommodation, combining modern luxury with timeless character, positioned within an exclusive gated development.

Occupying an enviable position within this private development, Meadow Barn offers an outstanding balance of generous family accommodation, superb entertaining spaces and exceptional outdoor living. Constructed in an attractive traditional style with character brickwork, oak detailing and impressive proportions throughout, the property enjoys beautifully landscaped gardens to both the front and rear.

The welcoming reception hall provides an impressive introduction to the home and leads through to the heart of the property – a stunning open-plan kitchen and breakfast room. Beautifully appointed with extensive cabinetry and ample space for everyday family life, this sociable room flows seamlessly into the adjoining kitchen/dining/sitting room annex, creating a wonderfully versatile area ideal for entertaining, informal dining or independent family living.

To the opposite side of the house, the sitting room is a real focal point. Bathed in natural light from full-height glazed doors opening directly onto the garden, the room is centred around a striking exposed brick fireplace with an inset log-burning stove, creating a warm and inviting atmosphere throughout the seasons.

A separate formal dining room offers the perfect setting for entertaining, whilst a well-equipped utility room provides practical day-to-day convenience with access to the garden.

Completing the ground floor is a generously proportioned double bedroom with its own contemporary en-suite shower room, providing excellent guest accommodation or an ideal principal suite for multi-generational living, it would also lend itself to being utilised as a study or playroom.

The first floor continues to impress with four further double bedrooms arranged around a spacious central landing. The

principal suite spans almost the entire depth of the property, offering an abundance of fitted storage together with a luxurious en-suite shower room.

Two further double bedrooms are served by a family bathroom, and a large guest bedroom also boasts an en-suite shower room, ensuring flexible accommodation for growing families and visiting guests alike.

Outside, Meadow Barn is equally impressive. The substantial garden has been thoughtfully designed to create a wonderful extension of the living accommodation. A large stone terrace provides the perfect space for al fresco dining before leading onto an expansive lawn, ideal for children and family enjoyment.

A particular highlight is the outstanding covered outdoor kitchen and entertaining pavilion. Complete with built-in barbecue, preparation areas, seating, television and atmospheric lighting, this exceptional space creates a true year-round entertaining venue, perfectly complemented by an adjoining hot tub and additional patio seating areas.

The rear garden is also fully enclosed, with a patio area, and access to two brick-built storage sheds.

In addition to the detached double garage, there is parking for at least 4 vehicles.

Location

Ambrosden is a thriving Oxfordshire village offering an excellent sense of community together with everyday conveniences. The village benefits from a well-stocked convenience store, village hall, sports facilities and an active calendar of community events,

whilst remaining exceptionally well connected.

The nearby market town of Bicester, just a few minutes away, provides an extensive range of shopping, leisure and dining facilities, together with the internationally renowned Bicester Village retail destination.

For commuters, Meadow Barn is ideally positioned with excellent transport links. Bicester North and Bicester Village railway stations provide regular services to London Marylebone, Oxford and Birmingham, whilst Junction 9 of the M40 and the A34 are both easily accessible, offering convenient connections towards London, Oxford, Birmingham and the wider motorway network.

Education

The area is exceptionally well served by both state and independent schools. The village has a primary school, and secondary schooling is provided by schools in nearby Bicester including The Bicester School, The Cooper School and Whitelands Academy.

The independent sector is equally impressive, with excellent access to a number of prestigious schools including Ashfold School, St Edward's Oxford, Tudor Hall, Bloxham School, Sibford School, Oxford High School, Headington School and Magdalen College School.

Offering generous accommodation, outstanding entertaining spaces and excellent connectivity, Meadow Barn represents a rare opportunity to acquire a truly exceptional family home within one of North Oxfordshire's village communities.





Property Comprises

Ground Floor:

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Kitchenette/Dining/Sitting Room, Dining Room, Utility Room, Cloakroom, Bedroom Five/Study, Shower Room Accessed Via The Fifth Bedroom

First Floor

Principal Bedroom with En-Suite, Bedroom Two with En-Suite, Bedroom Three, Bedroom Four, Family Bathroom

Outside

Gated Private Development

Front Garden

Rear Garden

Covered Outdoor Kitchen & Entertaining Pavilion

Detached Double Garage

Garden Shed

Freehold Property

Brick With Tiled Roof

Private Gated Access - Shared Driveway - £120.00 PA Towards Electric Gate and Driveway Maintenance.

All Mains Services Connected. Thames Water, OVO

Broadband - According To Ofcom- Gigaclear Available.

Mobile Phone Coverage - Please Check Using The Ofcom Website - <https://checker.ofcom.org.uk/>

Freehold Property.

Local Authority Cherwell District Council - Council Tax Band - G

Gas Central Heating

EPC Rating -





**Approximate Gross Internal Area 3477 sq ft - 323 sq m
(Excluding Outbuildings)**

Ground Floor Area 1735 sq ft – 161 sq m

First Floor Area 1742 sq ft – 162 sq m

Outbuilding Area 557 sq ft – 52 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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



