





**A unique opportunity to purchase a substantial stone-built barn conversion with a separate 41"x 12" party barn, offering flexible accommodation, set in a secluded location, surrounded by approximately four acres of beautiful gardens and paddock land to the front. Minutes from nearby major rail networks, links, and commuting routes.**

Past a gated entrance, the discerning buyer will find privacy in the grounds of this stunning barn conversion.

A sweeping gravel driveway leads to parking for numerous vehicles at the front of the property.

This fabulous detached barn conversion is arranged over two floors, offering 2,574 square feet of flexible accommodation, enjoying views over the gardens and paddock land beyond.

The open-plan reception rooms and kitchen are perfect for contemporary family living.

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 of 1,518 square feet, currently used as an entertainment/party barn, that would lend itself to a number of purposes STPP.

Outside the property is surrounded by mature gardens, with expansive areas of lawn, an orchard, attractive shrubs, a kitchen garden, a pretty water feature, along with a patio and a graveled area for outside entertaining.

The paddocks to the front are level and have automatic waterers, enclosed by post and rail and electric fencing, with hardcore standing in the gateways, and drainage channels to help with all-year turnout.

Fringford is a vibrant Oxfordshire village with many community groups, a primary school, playgroup, public house, recently refurbished village hall, a green, cricket pitch and a church.

There are a number of good local independent schools in the Tri-County Area including Bloxham, Oxford High, Beachborough, The Royal Latin School and Stowe.

Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station offers a direct service to Oxford and an additional service to London Marylebone.

Buckingham and Milton Keynes are also easily reached, offering a wide variety of shopping and leisure facilities.

The M40 offers access to London, the M25, Oxford, and Birmingham from Junctions 9 and 10. 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, a Marks and Spencer Food Hall, a David Lloyd Club, and a cinema complex.

The globally recognised Bicester Motion business centre is also easily accessible.

Bicester Village is a dream destination for designer shopping with 180 luxury boutiques all on your doorstep and is a few minutes' drive or a five minute walk from the town centre.







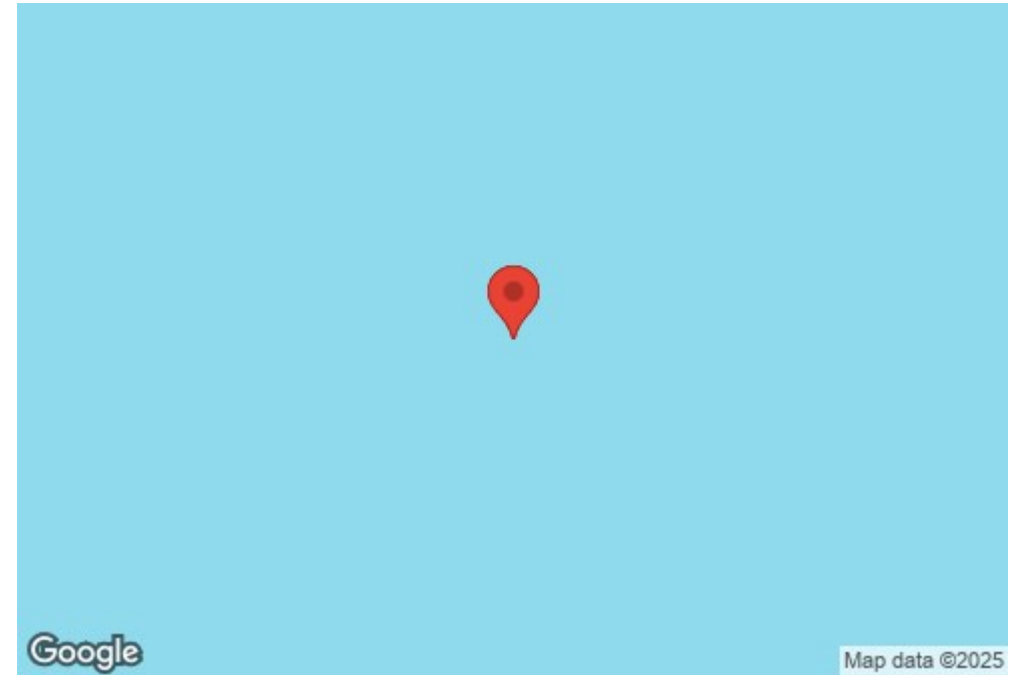
Approximate Gross Internal Area 3492 sq ft – 325 sq m  
 Ground Floor Area 1385 sq ft – 129 sq m  
 First Floor Area 1330 sq ft – 124 sq m  
 Annex Area 777 sq ft – 72 sq m



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 practice. 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.



- Extensive Equestrian Facilities Available By Separate Negotiation.
- Additional Stone-Built Studio/Party Barn
- Far Reaching Views
- Just Over Four Acres Of Landscaped Gardens and Paddocks
- Fenced Paddock Land With Automatic Waterers
- Secluded Location
- Detached Property
- Barn Conversion
- Close To Excellent Commuter Links
- Generous Driveway Parking



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	