established 200 years

Tayler & Fletcher

Barn End Pond Hill
Stonesfield, Witney, OX29 8PZ
Offers In Excess Of £500,000

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Barn End – Historic Charm, Modern Comfort
Once a centuries-old barn, now a stunning 5-bed home full of character. Exposed beams, stone fireplace, and over 27ft of open-plan living space. Stylish kitchen, updated bathroom, and flexible top-floor rooms. Private, low-maintenance south-west facing garden, plus two parking spaces. Quiet village lane, just a stroll to the shop and pub. Turnkey-ready and full of warmth — the perfect blend of old and new.

LOCATION

Stonesfield is a thriving village with a good range of amenities and local activities. These include a well-regarded primary school, shop with post office, hairdressers and community owned pub. The village is vibrant and welcoming with many clubs; gardening, upholstery, amateur dramatics, scouts and tennis. Many beautiful walks to be explored including the River Evenlode. The village sits equidistant between the local market towns of Woodstock, Charlbury and Witney. A bus service operates to Oxford via Woodstock and to Charlbury and Chipping Norton. There is a mainline railway station on the Worcester-Oxford-London (Paddington) line from Long Hanborough and Charlbury. There is then Oxford Parkway that goes to London Marylebone.

DESCRIPTION

Originally a centuries-old barn, Barn End was thoughtfully converted in the 1980s and has been continually updated to combine rich character with modern, turnkey-ready living. Inside, a welcoming hallway leads to a stylish open-plan kitchen, dining, and living space with exposed beams, a movable island, stone fireplace, and over 27ft of light-filled space opening to a private, south-west facing garden. Upstairs, there are three generous double bedrooms with original timbers, a sleek bathroom with separate bath and shower, and two top-floor rooms including a vaulted-ceiling bedroom with window seat and a flexible fifth room or home office. The low-maintenance walled garden offers excellent privacy, and the property includes two dedicated parking spaces. Quietly located on a village lane, just a short walk from the shop and pub, Barn End is a rare blend of heritage, space, and comfort.

GROUND FLOOR

The ground floor opens to a spacious hallway with a modern cloakroom and two large storage cupboards. The recently updated open-plan kitchen and living area is bright and airy, featuring a stylish mix of classic and modern finishes, ample storage, and a movable island. It flows into a generous dining space and a cozy lounge with a stone fireplace, all opening to the private rear garden through French doors.

FIRST & SECOND FLOOR

Upstairs, you'll find three spacious double bedrooms, each featuring original exposed timbers, along with a stylish bathroom that includes both a separate shower and raised bath. On the top floor are two additional rooms: a large, vaulted-ceiling bedroom with a charming window seat, and a versatile fifth room,

ideal as a home office or single bedroom. Generous built-in storage is also included.

OUTSIDE

The low-maintenance rear garden is fully paved with attractive borders and walled for privacy, enjoying a sunny South-West orientation. At the rear, dedicated parking for two cars is complemented by additional, unrestricted on-street parking nearby.

SERVICES

Mains, Electricity, Water and Drainage are connected. Oil-fired central heating.

FIXTURES AND FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

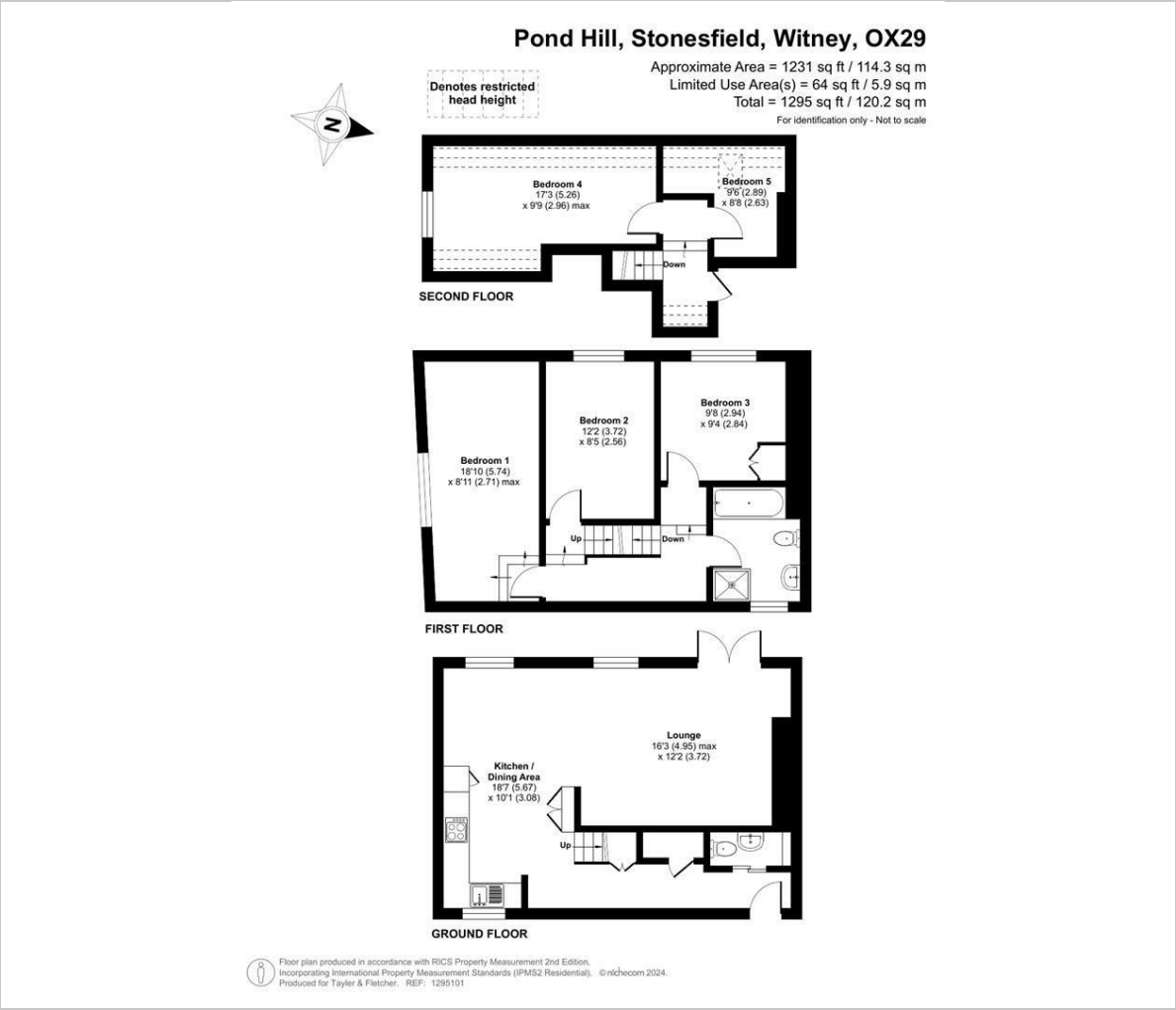
COUNCIL TAX

Council Tax band D. Rate Payable for 2025/ 2026 £2382.93

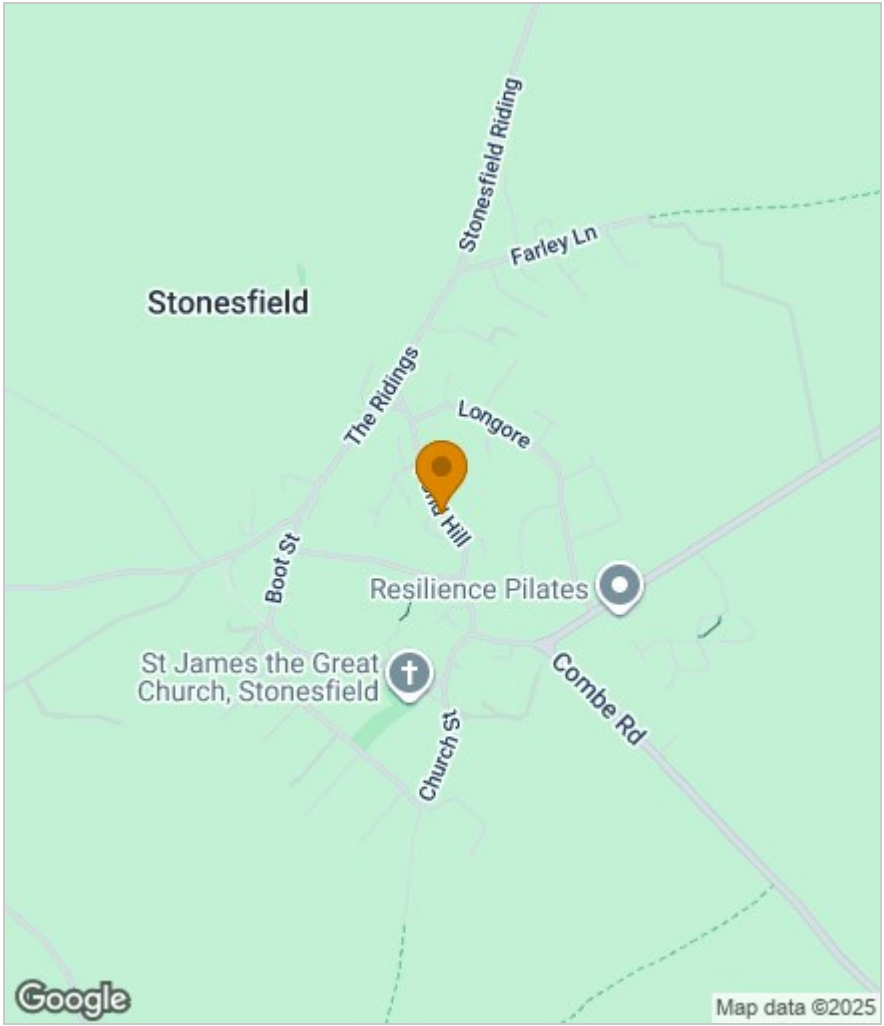
VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Floor Plan

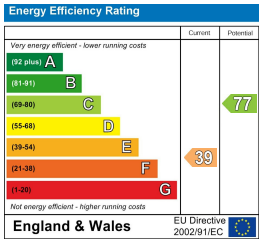


Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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