



Hayman Barn, Evenley, Northamptonshire

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# Hayman Barn

## Charlton Road

### Evenley

### Northamptonshire

### NN13 5LJ

**A 5-bedroom semi-detached barn conversion with stabling and paddock land in a semi-rural setting.**

Evenley 1.4 miles, Brackley 2.9 miles, Kings Sutton station 4.8 miles (London Marylebone 65 minutes), M40 (Jct. 10) 6.1 miles, Banbury 9.2 miles

Entrance hall | Drawing room | Dining room  
Sitting room | Snug/gym | Study/bedroom 5  
Kitchen/breakfast room | Utility room | Boot room | Cloakroom | Principal bedroom with en suite bathroom | 3 Additional bedrooms (2 en suite) | Family bathroom | Family shower room  
Garage | Garden | Stable/barn building | EPC Rating C | 0.93 acres

#### The property

Hayman Barn is an attractive stone-built barn conversion offering more than 2,600 sq. ft. of flexible accommodation arranged over two floors. Converted in 2003 with an additional extension, the property offers a bright and light filled family home with private paddock, stables and garaging with countryside views.

Upon entering the property there is a central hall in which the well-proportioned drawing room with feature fireplace and snug can be accessed. A generous sitting room with garden views and bi-fold doors can be accessed through an interconnecting dining room, and from this, the central vaulted kitchen/breakfast room with a range of wall and base units, modern integrated appliances, space for a family table and French doors to the terrace.

A useful cloakroom, a fitted utility and a boot room complete the ground floor facilities.

The first-floor accommodation comprises a spacious principal bedroom with built-in storage and modern en suite bathroom, an additional double bedroom with en suite shower room and two further double bedrooms with built-in storage and a modern family bathroom. A secondary staircase rising from a rear hall gives access to a generous study, suitable for use as an additional self-contained bedroom if required, and to a modern family shower room.

#### Outside

Hayman Barn is accessed via a private driveway, enclosed with electric gates. The property has plenty of parking to the front and more to the rear. The garden is enclosed and mainly laid to lawn with a hedge border. Adjacent to this is a fenced paddock with timber stables and a further garage with a separate drive.

#### Location

The small West Northamptonshire village of Evenley shares boundaries with Buckinghamshire to the north-east and Oxfordshire to the south-east and has a village green bordered by a good range of day-to-day amenities including a parish church, village hall, village store with Post Office, public house and cricket club. Nearby Brackley offers more comprehensive facilities including shops, supermarkets including Waitrose, restaurants, sporting facilities and primary and secondary schooling. Communications links are excellent: the A43 dual carriageway links to the nearby M40 and national motorway network, Kings Sutton station offers regular services to Banbury, Oxford, Birmingham and London and Birmingham International Airport provides a wide range of domestic and international flights. The area offers a good selection of independent schools including Winchester House, Beachborough, Carrdus, Stowe, St. John's Priory, Akeley Wood, Tudor Hall and Bloxham.

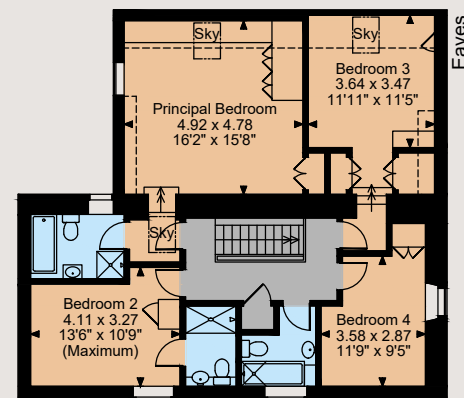
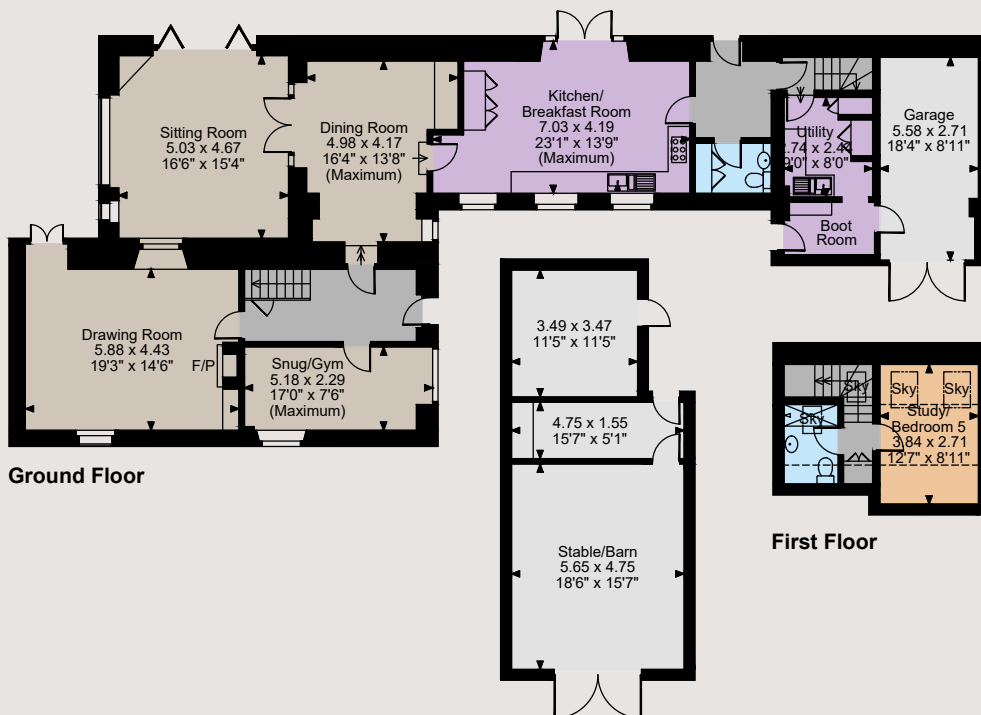






## Floorplan

Main House internal area 2,648 sq ft (246 sq m)  
Garage internal area 161 sq ft (15 sq m)  
Stable/Barn internal area 512 sq ft (48 sq m)  
Total internal area 3,321 sq ft (309 sq m)

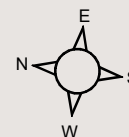


First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From the village of Charlton take the Brackley road and take the second right hand turn. Just beyond this there will be a drive on the left handside and the property gates can be found.

## General

**Local Authority:** West Northamptonshire Council

**Services:** Mains electric, water and gas. Private drainage via septic tank

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,150,000

## Banbury

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