

Caspian,
Oxford



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& Parker

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1,518 sq ft (142 sq m) | Freehold
Five en suite double bedrooms | Semi-rural position
Extensive grounds of about 2 acres | Range of useful
outbuildings | Stunning character features
4 miles from Oxford | Barn conversion

Guide price £1,650,000

A beautifully converted 17th-century barn with annexe and studio on the edge of Oxford

Set amid open countryside on the outskirts of Oxford, Caspian Barn is an attractive 17th-century barn conversion offering a rare combination of rural tranquillity, generous accommodation and easy access to the city.

The house provides five bedrooms and five bathrooms, with spacious and characterful living accommodation complemented by a separate annexe, studio and a range of useful outbuildings. Period details sit comfortably alongside the practicalities of modern family life, while the elevated position provides impressive views across the surrounding countryside.

The gardens and grounds are a particularly appealing feature. Developed and cared for over many years, they provide a colourful setting throughout the seasons, with established planting, a productive vegetable garden and space for keeping chickens. The owners have also created areas that encourage a diverse range of wildlife, adding to the sense of being immersed in the countryside.

Inside, the barn has a wonderful feeling of space and light. Double-height ceilings add drama to the principal rooms, while the combination of original character and generous proportions makes the house particularly well suited to entertaining and bringing family and friends together.

The separate annexe adds considerable flexibility and has provided comfortable accommodation for family and guests while maintaining a degree of independence, with its own garden and parking. A detached studio, constructed during the current owners' tenure, provides further versatility and is currently used as a creative workspace. It could equally lend itself to a home office, hobbies room or additional accommodation, subject to the necessary consents.

For the current owners, the setting has been central to the appeal of the property: "Caspian Barn has always felt like a very special combination of countryside and convenience. We have enjoyed the far-reaching views, the gardens and the opportunity to create a home that feels genuinely connected to its surroundings, while still being so close to Oxford.

"Over the years, we have kept chickens, grown vegetables and developed the gardens, which have become full of colour and wildlife. The barn itself is wonderfully light, with its double-height ceilings giving the main living spaces a real sense of volume.



"The annexe has been particularly useful for family and friends, offering them their own space and independence, while the studio has provided an incredibly flexible additional room.

"Above all, this has been a home where we have loved spending time with family and friends. It has given us the best of both worlds – a genuine country lifestyle with Oxford and everything it offers just a short distance away."

Location
Caspian Barn occupies a peaceful rural position approximately four miles from the centre of Oxford, while the nearby suburb of Botley provides an excellent range of everyday amenities. These include supermarkets, independent shops, cafés, a library, pharmacy, medical centre, optician, florist, butcher, post office and dental practice.

A short distance in the opposite direction is the village of Farmoor, home to Farmoor Stores and the Oxford Sailing Club, with the reservoir providing opportunities for sailing, walking and other waterside activities.

Oxford itself needs little introduction, with its exceptional cultural, educational and recreational facilities, while the market towns of Abingdon and Witney are also readily accessible.

The property is particularly well positioned for travel, with convenient access to the A420, A40 and A34, providing links towards the M4 and M40. There is also a regular bus service into Oxford, with up to four services an hour.

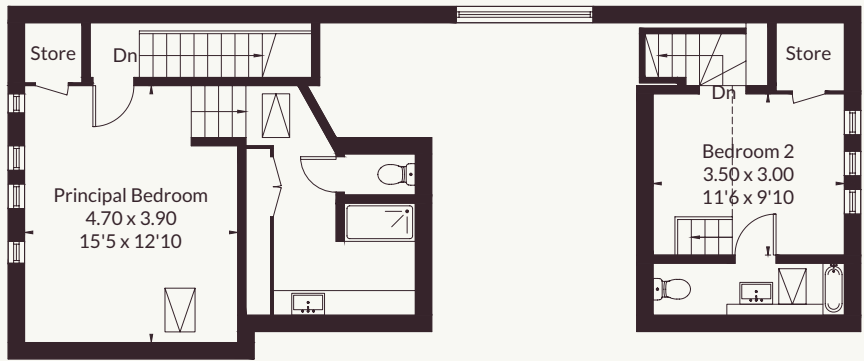
The area is well served by both state and independent schools. Local options include Matthew Arnold and St Bartholomew's, while a number of highly regarded independent schools are within easy reach, including Radley College, Abingdon School, St Edward's, Magdalen College School, Oxford High and Cokethorpe. Leading preparatory schools include Summer Fields, St Hugh's and The Dragon.

Sporting and leisure opportunities are equally varied, with golf available at Frilford Heath and Hinksey Hill, and facilities at Tilsley Park for hockey and football. The surrounding countryside provides excellent opportunities for walking and riding, while racing can be enjoyed at both Cheltenham and Newbury. Farmoor Reservoir offers further opportunities for water sports close to home.

General
Local Authority: Vale of the White Horse Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

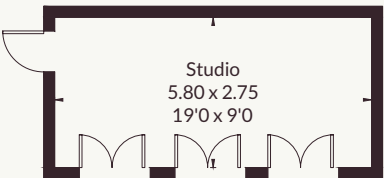


Approximate Floor Area = 142 sq m / 1518 sq ft
Annexe = 43 sq m / 462 sq ft
Outbuilding = 16 sq m / 172 sq ft
Total = 201 sq m / 2152 sq ft

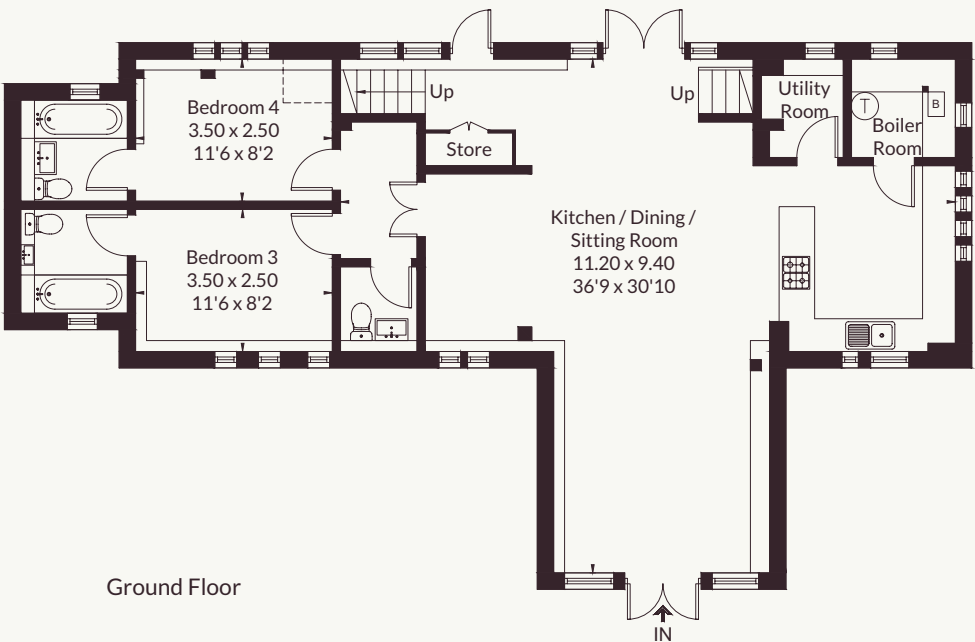


First Floor

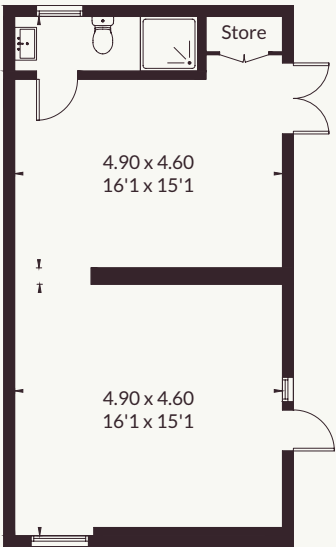
[] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

Strutt & Parker Oxford

201-203 Banbury Road, Summertown, OX2 7LL
01865 692303 | oxford@struttandparker.com



@struttandparker struttandparker.com

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