



Hazelbrook Barn, Gainfield

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Hazelbrook Barn Gainfield Farm Gainfield Buckland Faringdon SN7 8QH

A substantial detached family home with stylish accommodation, on a picturesque rural farm site

Stanford in the Vale 1.9 miles, Faringdon town centre 5.2 miles, Oxford city centre 14.0 miles, M4 (Jct 14) 18.0 miles, Heathrow Airport 61 miles

Reception hall | Sitting area | Family room
Dining room | Kitchen | Pantry | Utility | Laundry
Cloakroom | Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms, 2 en suite | Family bathroom | Carport | Garden
EPC Rating B

The property

Hazelbrook Barn is an impressive modern home that features more than 4,000 sq. ft of elegant accommodation, with plenty of natural light and high-quality fittings throughout.

On the ground floor there is a stunning reception hall with tiled flooring, a galleried landing above and double-height windows, flooding the entrance with natural light. The main living and entertaining area is the open-plan sitting area, dining room and kitchen. There is wooden flooring to the sitting and dining areas, while the sitting area has a woodburning stove and French doors opening onto the garden, with view across the surrounding fields. The kitchen has contemporary units, a breakfast bar and integrated appliances, with further space for storage and appliances in the pantry, laundry and two utility rooms. Additionally on the ground floor, the separate family room provides a private space in which to relax.

There are five well-presented double bedrooms, one of which is on the ground floor with its en suite bathroom. The generous principal bedroom has a Juliet balcony, a dressing room and a luxury en suite bathroom with a freestanding bathtub, dual washbasins and a walk-in shower. The three additional first-floor bedrooms all have built-in storage, with one including an en suite shower room. The first floor also has a family bathroom.

Outside

A singletrack lane provides access to the farm site, with Hazelbrook Barn located towards the back of the site. There is a large gravel driveway and parking area at the front, with access to the triple carport. A gated entrance opens onto a further area of gravel terracing at the side and rear, where there are raised beds ideal for growing vegetables. The garden is mostly south-facing and welcomes plenty of sunlight throughout the day. It includes an area of lawn with access to the peaceful passing stream with the option for additional land (subject to separate negotiation).

Location

The property lies on a farm site in a rural setting close to the picturesque village of Stanford in the Vale. The farm is 14 miles southwest of the historic city of Oxford and within easy reach of the market towns of Abingdon, Wantage, Witney and Faringdon. Village amenities include a parish church, a well-regarded primary school, shops, café and post office as well as a popular pub. A good range of both state and private schools are easily accessible including St Hughs, Abingdon and Cokethorpe plus nearby comprehensive schools King Alfred's and Faringdon. Didcot mainline rail station is within 14 miles and has a regular service to London Paddington (45 minutes). Both the market towns of Faringdon and Wantage offer good shopping and leisure facilities including a Waitrose and further supermarkets.



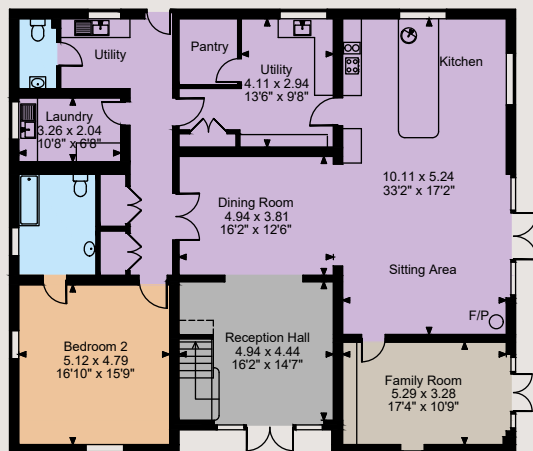




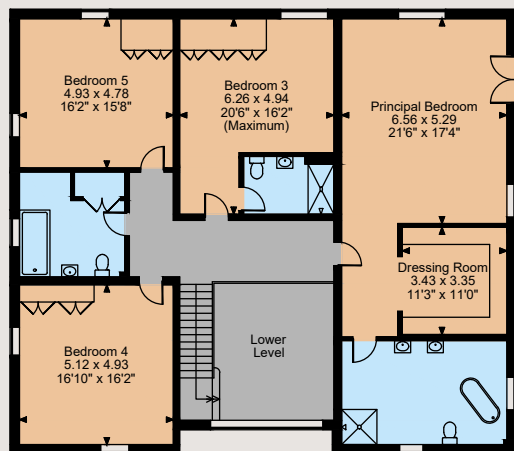




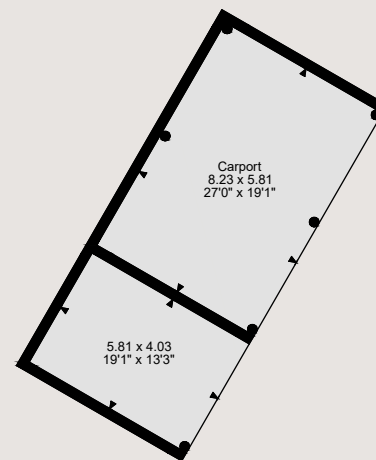
Floorplans
House internal area 4274 sq ft (397 sq m)
Carport internal area 785 sq ft (73 sq m)
Total internal area 5059 sq ft (470 sq m)
For identification purposes only.



Ground Floor



First Floor



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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8589148/CJN

Directions

From Oxford, take the A420 towards Swindon and Bristol and after 10.6 miles, turn left onto the B4508. Continue for 1.7 miles, then turn left onto Buckland Road. The entrance to the farm will be on the right.

General

Local Authority: Vale of White Horse District Council

Services: Mains electricity, air source heat pump (with RHI payments) water, and private drainage (Subject to usual regulations).

Council Tax: Band H

Tenure: Freehold

Guide Price: £1,500,000

Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

oxford@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

