



# 4 Hall Farm Paddocks

Spring Hill Road, Begbroke

## A spacious four-bedroom barn conversion tucked away in a secluded village close to Oxford

This stylish barn conversion is constructed of natural limestone under a pitched slate roof and was completed approximately 10 years ago from a former farmstead, comprising a small complex of barns and new homes.



**1 RECEPTION ROOM**



**4 BEDROOMS**



**3 BATHROOMS**



**PARKING & DOUBLE CAR PORT**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2114 SQ FT**



**OFFERS IN EXCESS OF £1,000,000**



### The property

The versatile barn is nestled on a no-through road, adjacent to open fields with countryside walks, yet only seven miles from central Oxford. The barn itself has light and airy accommodation that is presented to a high standard, with soaring ceilings and generous proportions that add to the feeling of space. The entrance hall has vaulted ceilings, travertine flooring and exposed stonework. From here, there is access to the kitchen and breakfast room, an inviting room for entertaining and family life with ample cupboard space and fitted appliances, creating a contemporary finish. The living / dining room is a large open plan space with oak floors, vaulted ceilings, skylights, exposed A-frame beams and twin sets of hardwood French windows to the terrace and garden - making it perfect for entertaining. Off the other side of the hallway, there is a useful utility room, family bathroom and two double bedrooms which could equally be used as additional reception rooms if desired.

The open staircase is constructed of solid oak and glass and leads up to the first floor where there is a suspended oak walkway through to two further bedrooms, both with modern en suite shower rooms. Each of these bedrooms benefits from under eaves storage and skylights. The property also benefits from under floor heating.



## Outside

The gardens are situated to the front of the barn, where twin five-bar gates open to a block-paved driveway, a double car port and a handy bonus room currently used as a home office. Adjoining this is a covered barbecue/entertaining space ideal for alfresco dining. The lawned garden is walled and enclosed by paved pathways, providing ample room for dining furniture.

## Location

Begbroke is a village and civil parish in Oxfordshire about one mile west of Kidlington and seven miles north west of Oxford. The village has a public house, the Royal Sun Inn, that has traded since at least 1711. Begbroke has a village hall with a bowling green and a well-equipped play area, a vet surgery and a popular independent school for children with autism. There are alternative amenities in the surrounding villages of Yarnton, Bladon and Woodstock, and more extensive amenities in Kidlington, where there is a Tesco superstore and a variety of shops and services including a pharmacy, takeaways and a variety of pubs.

Oxford is about 10 miles away with a wide choice of shops and restaurants plus excellent schooling choices including the Dragon, Summerfields, Oxford High School, Magdalen College School and St Edwards to name a few. Communication links are excellent: the A40, A44 and A34 connect to major regional centres and the motorway network (M40). There are stations at Oxford Parkway (3.9 miles) and Tackley (6 miles).



## Distances

- Oxford 4 miles
- Banbury 6.5 miles
- Bicester 11.9 miles
- Oxford 19 miles
- London 75 miles

## Nearby Stations

- Oxford Parkway
- Tackley
- Oxford

## Key Locations

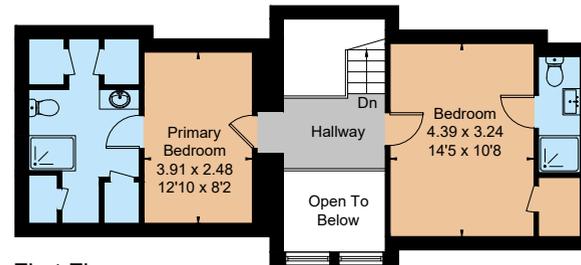
- Estelle Manor
- Soho Farmhouse
- Daylesford
- The Farmer's Dog
- Bicester Village

## Nearby Schools

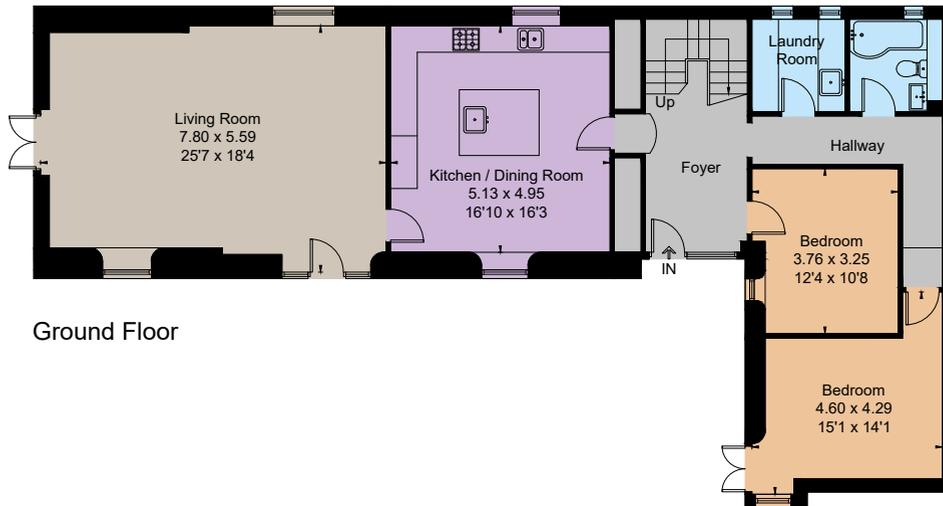
- Bladon C of E Primary School
- Woodstock C of E Primary School
- Edward Feild Primary School
- Gosford Hill School
- Cherwell School
- St Edwards



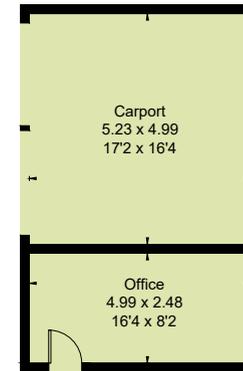
Approximate Floor Area = 183.9 sq m / 1980 sq ft  
 Office = 12.5 sq m / 134 sq ft (Excluding Carport)  
 Total = 196.4 sq m / 2114 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



### Floorplans

Main House internal area 1,980 sq ft (183.9 sq m)  
 For identification purposes only.

### Directions

OX5 1FW

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### General

Local Authority: Cherwell District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, electricity, gas and drainage

Council Tax: Band F

EPC Rating: C



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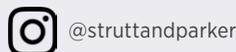
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