



West Barn, Hanwell, Oxfordshire

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West Barn, Hanwell, Banbury, Oxfordshire, OX17 1HN

An attractive four-bedroom barn conversion overlooking fields.

Banbury 3 miles (London Marylebone in under 1 hour), Stratford-upon-Avon 18 miles, Leamington Spa 19 miles, Oxford 26 miles

Entrance | Kitchen/breakfast room | Dining room | Utility room | Sitting room
Conservatory/gym | Cloakroom | Principal bedroom with en-suite | Three further double bedrooms | Family bathroom | Garden | Double garage | Off-road parking | EPC rating E

The property

West Barn offers a spacious family home with an excellent blend of period features and contemporary living. Period features include exposed stone walls, flagstone flooring, ceiling beams, timber panelled internal doors and a feature fireplace with stone surround.

The entrance hall extends into a bright dining room with a wall of south-facing windows offering an outlook to the front. The adjoining sitting room has a feature fireplace with stone surround, housing a wood-burning stove, built-in storage and double doors out to the garden. The kitchen/breakfast room is fitted with Shaker-style cabinetry and topped with granite work surfaces. There are several integrated appliances including a range stove, dishwasher and Belfast sink. Adjoining the kitchen is a useful utility area with Belfast sink, space for appliances and wine store. The conservatory/gym offers flexible-use options, with views to the garden beyond. A cloakroom completes the ground floor accommodation.

The staircase rises to the first floor which comprises the principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

Outside

The garden is a particular feature of the property as it backs onto open countryside.. A paved terrace spans the rear of the house with direct access from the conservatory/gym offering opportunities for outdoor dining and entertaining. Timber sleepers form the edge of the patio with steps leading up to an area of lawn with a variety of mature trees. The property is approached via a private lane which leads to the double garage and off-road parking and the frontage is enclosed by low-level stone walling topped with timber trellis and backed by shrubbery.

Location

The pretty iron stone village of Hanwell is just a couple of miles north of Banbury. Within the village there is a popular public house, The Moon & Sixpence and a village hall. The village has a thriving community with an annual country fayre with live music, as well as a community observatory set within the grounds of Hanwell castle.

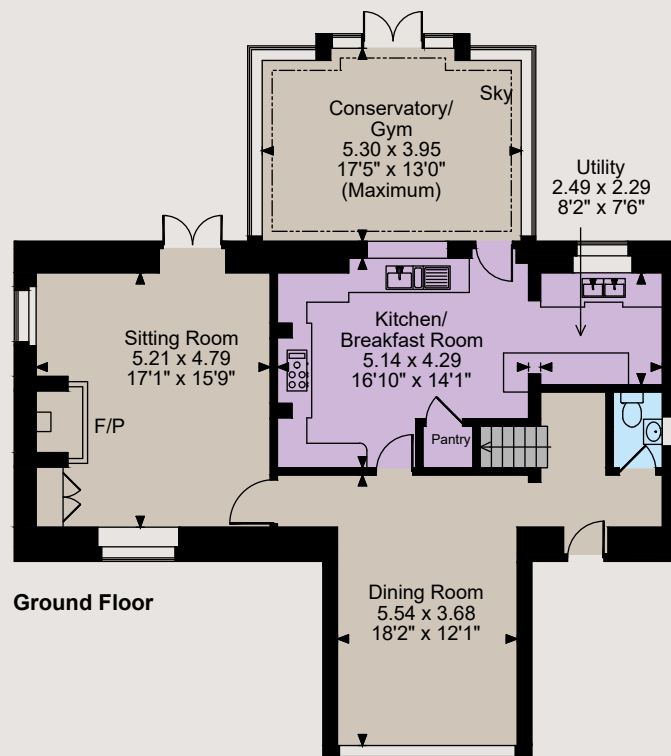
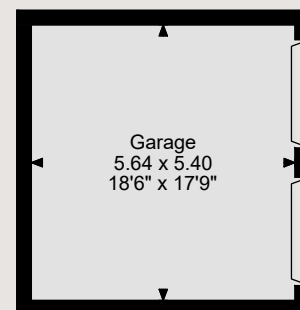
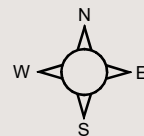
There is a 'Sainsburys Local' just over a mile away and more extensive shopping and leisure facilities can be found in Banbury, just three miles away. There are well-regarded local schools nearby including primary schools at Wroxton and Cropredy and secondary at North Oxfordshire Academy. The village is in the priority area for the Stratford Grammar School and KES and further private schooling close by includes Warwick Prep School, Warwick School, Kings High School, Bloxham School, Tudor Hall, Sibford School and Carrdus.

Communication links are excellent, with Banbury train station providing regular direct trains to London Marylebone and Birmingham. The M40 (J11) is also within easy reach offering easy travel to Oxford, Birmingham and London.

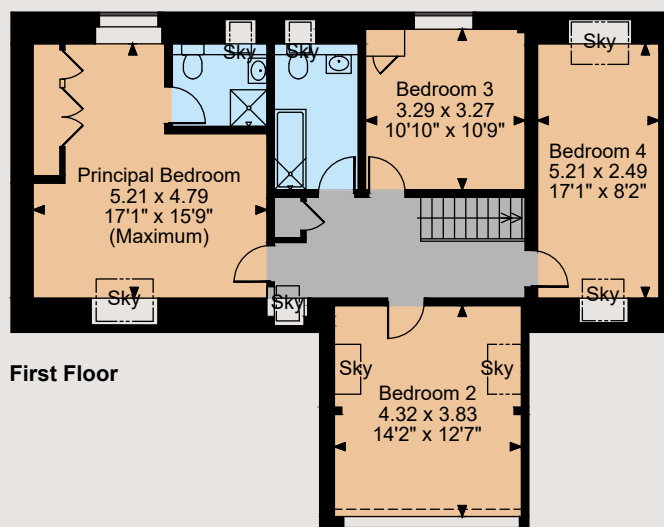




Floorplans
House internal area 2,063 sq ft (192 sq m)
Double garage internal area 328 sq ft (30 sq m)
Total internal area 2,391 sq ft (222 sq m)
For identification purposes only.



Ground Floor



First Floor

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

□□□ Denotes restricted head height

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Directions

From Banbury take the B4100 towards Warmington. After approximately 1.5 miles, turn right (signposted Hanwell) and proceed down the hill into the village. Upon entering the village continue down the hill and the driveway to West Barn will be found on your left hand side just before the turning into 'Springfield'.

General

Local Authority: Cherwell District Council.

Services: Mains electricity, water and drainage. LPG gas central heating. Underfloor heating in both upstairs bathrooms and conservatory. Fibre broadband is available to the property.

Council Tax: Band F.

Tenure: Freehold

Guide Price: £790,000

Banbury

Bloxham Mill, Barford Road, Bloxham, OX15 4FF

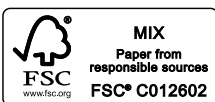
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