



# Charndon House Barn

A breathtaking U-shaped barn conversion offering five bedrooms and spectacular living space.

Set amid the tranquil beauty of Marsh Gibbon, The Charndon Estate is an exclusive, gated collection of just twelve exceptional homes — each a testament to Buckinghamshire’s enduring rural character and timeless craftsmanship.

Blending historic architecture with contemporary refinement, the development has been thoughtfully conceived to honour its agricultural heritage while offering the very best of modern living. Every home is individual in character yet united by a shared commitment to quality — from exposed beams and natural stone walls to open-plan living spaces, large windows that fill each room with light and original steels. The Agri-lux styling of the barns contrasts beautifully with the period charm of the farmhouse, creating a harmonious balance of heritage and sophistication.

For families and downsizers alike, The Charndon Estate offers a rare opportunity: rural tranquillity and craftsmanship of the highest order, all within easy reach of London, Oxford and the Cotswolds. A place where history, design and lifestyle come together — beautifully.

FREEHOLD properties; For confirmation of the estate charge, please speak to your sales adviser.



## Specification

### Kitchen

- High end Italian traditional shaker kitchens incorporating a large island
- Top of the range Siemens appliances including ovens, microwave, dishwasher and washing machine, fridge freezers & wine fridge
- Bora electric induction hobs with self-extracting ventilation
- Quooker tap for boiling, hot and cold water

### Bathrooms & En-suites

- Designer sanitary ware from Aqualla featuring matt black and brushed brass finishes
- LED marker spots and alcove lighting
- Wall hung pans with soft close seats
- Designer electric towel rails from ONYX
- Luxury vanity units to all sinks

### Interior Finishes

- Luxury floor finishes including oak flooring
- Large Italian porcelain floor tiles
- Contemporary triple glazed aluminium windows and sliding doors
- Contemporary skirting and architrave

### Security & Heating

- External doors and glazing fully Part Q compliant.
- Panasonic Air Source Heat Pumps and wet system underfloor heating with weather monitoring and app control
- Loxone Smart Home thermostat control

### Media & Electrics

- LOXONE Smart Homes App controlled of heating and lighting with add-ons available such as security alarm, electric blinds, integrated music system and much more
- Video intercom and electric gate opening with smart phone app capability.
- 100% Low energy lighting throughout
- 3 phase power for each house for futureproofing of additional EV chargers and SMART home requirements

### External and Energy Efficiency

- Gated community with large private gardens
- Modern porcelain large format Italian paving tiles for patios and paths
- EV charging unit to each home
- Ample driveway parking and double garage
- High levels of floor, wall and roof insulation alongside triple glazed windows

## Location

Nestled within the rolling Buckinghamshire countryside, Marsh Gibbon is a quintessential English village that offers an enviable balance of tranquillity, character, and convenience. With its historic stone cottages, open green spaces and strong sense of community, it is the perfect setting for both families seeking a nurturing environment and those looking to downsize without compromise.

The village itself provides a host of everyday essentials — a friendly local shop and post office, an inviting country pub, and a beautiful 12th-century church that sits at its heart. Meandering footpaths and bridleways invite you to explore the surrounding countryside, while nearby Bicester and Buckingham offer a broader choice of independent boutiques, cafés and supermarkets.

Transport connections are superb. Bicester North and Bicester Village stations provide fast, direct services to London Marylebone in under an hour, while the M40 and A41 place Oxford, Aylesbury and Milton Keynes all within easy reach — ideal for both commuters and visiting family.

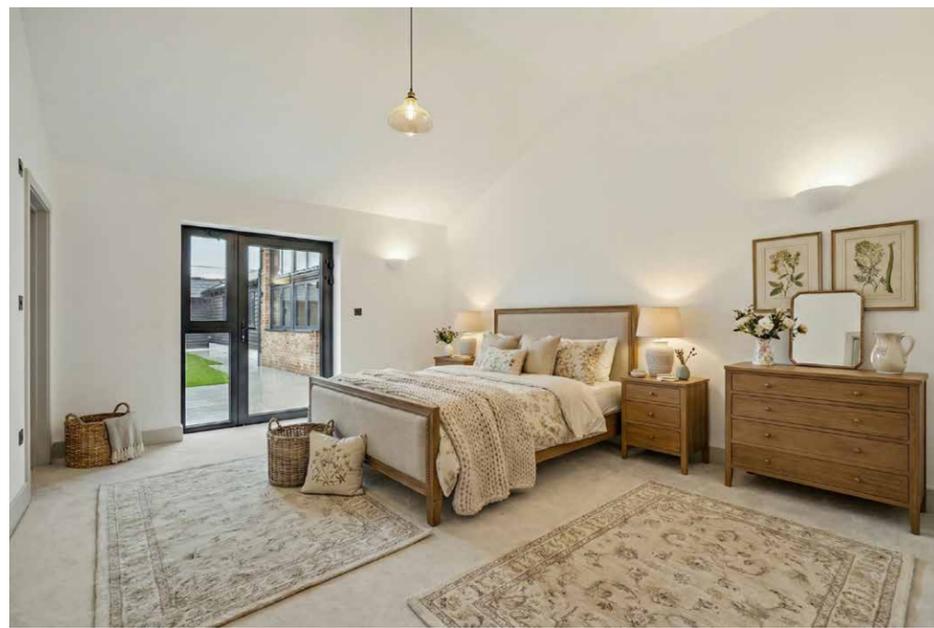
Education is another highlight, with the well-regarded Marsh Gibbon Church of England School in the village and a selection of excellent state and independent schools nearby.

Peaceful yet perfectly connected, Marsh Gibbon offers a lifestyle of comfort and convenience — a place where you can enjoy the calm of countryside living without ever feeling remote. Whether you’re starting a new chapter or seeking space to grow, it’s a location designed to make you feel at home.

## Additional information

The service charge will be calculated based on accurate meter readings  
Council tax – to be confirmed.

The site is serviced by a water treatment unit. Private water and drainage.  
All properties are offered with an Advantage 10 year build warranty



# Charndon House Barn

Main House internal area  
305.3 sq m / 3,286 sq ft

Garage  
36.9 sq m / 397 sq ft

Total  
342.2 sq m / 3,683 sq ft

EPC Rating  
D



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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