

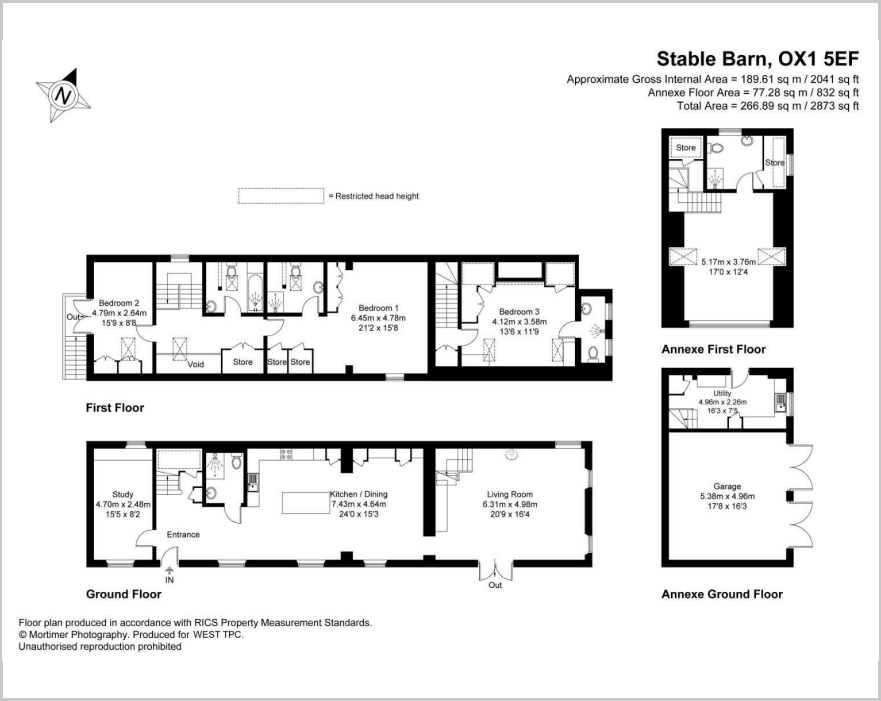


Stable Barn Chilswell Farm, Oxford, OX1 5EP

Guide Price £1,595,000



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

SET ON THE EDGE OF ITS LARGE PICTURESQUE POND - A PEACEFULLY LOCATED GRADE II LISTED CONVERTED GRANARY

Accommodation

- Peace and a big sky on the edge of Oxford
- Set in private grounds approaching 1.2 acres
- A sensitively converted 17th C barn /granary building
- Overlooking its own substantial pond with rural views beyond
- 3 Reception rooms
- 4 Bedrooms & 4 Bath / Shower rooms across both buildings
- Annexe including Laundry and Garaging
- Oxford & Abingdon independent schools easily accessible
- Also a perfect option for a 'down sizing' or 'second home' purchaser
- NO 'CHAIN' INVOLVED

WHAT3WORDS Co-Ordinate:- [///august.grid.handy](https://www.what3words.com/)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			