

Grange Barn  
Frilford, OX13





A beautifully presented barn conversion with a vaulted ceiling and mezzanine. Offering over 3000 sqft of flexible living space, this home is perfect for family life and entertaining.

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### Summary of accommodation

Entrance hall | Dining/sitting room | Kitchen/breakfast room | Utility room  
4 bedrooms all with ensuites

Double garage







## Situation

Grange Barn enjoys excellent accommodation over two floors with considerable period detail, including exposed beams, vaulted ceilings, and wooden floors. The property finished to a high standard, with underfloor heating throughout the ground floor and double-glazed windows and doors. There is currently high-speed broadband to the house. The heart of the home is the impressive vaulted reception room, which makes a wonderful entertaining space and has been used for hosting family events, such as the current owner's wedding. The reception room also lends itself to being a cosy family room, with it currently having separate intimate areas, a fireplace to one end, and a mezzanine to the other. It enjoys excellent natural light, with large south-facing picture windows and double doors into the garden.

The further accommodation is flexible, with bedrooms on both floors. An entrance hall leads to an attractive Shaker-style kitchen/dining room with a door to the garden and a separate door into the utility room. The WC and the first of the four en suite bedrooms are accessed from the hall. A door off the reception room leads to the second en suite bedroom.









Two separate staircases lead to each first floor, with double bedrooms benefiting from en suites. The mezzanine offers a variety of uses, such as an office or gym.

The property is located off the lane and has a private walled garden, three parking spaces with an electric car charging point, and a double garage, with a further parking space outside.

## Location

Communications are excellent with the A34 within a short drive linking to the M40 and M4, and also Didcot Parkway Station offering a fast train service to London Paddington in about 35 minutes. Heathrow Airport is located via the A34 and M4. Local sporting facilities are also very good, with the highly regarded Frilford Heath Golf Club nearby and fitness at the farm just nextdoor. Millets Farm, Sauna at the farm are also within close proximity.

The Crown in Marcham is accessible via a public footpath and The White Hary Fyfield is just across the golf course.

There is also excellent local schooling with Cokethorpe, Cothill, Chandlings and The Manor all close by, along with St Helen's and St Katharine's, St Hugh's, The Manor School and Abingdon Prep School within easy reach. Christchurch, Magdalen College, St. Edward's, Radley College, and The Dragon can be found in Oxford.

## Property information

**Services:** Mains water, electricity and drainage. Gas fired central heating.

**Local authority:** Vale of White Horse

## Viewings

By appointment through sole selling agent Knight Frank.







**Approximate Gross Internal Floor Area**

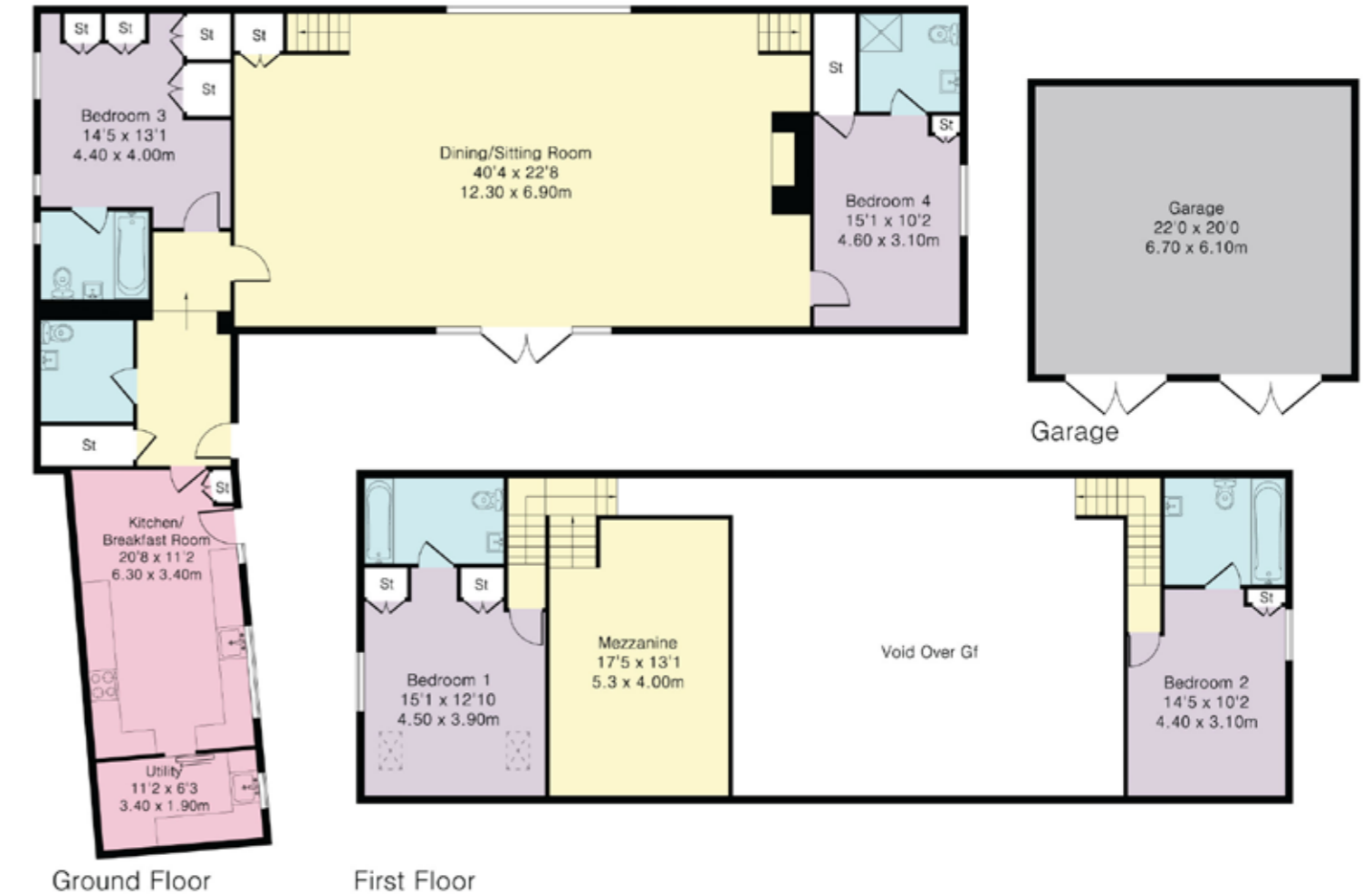
Ground floor = 145 sq m / 1,566 sq ft

First floor = 109 sq m / 1,177 sq ft

Garage = 41 sq m / 440 sq ft

Total area = 295 sq m / 3,183 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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