



Cobblestone Barn

Cobblestone Barn, Sutton, Witney



## The Property

A handsome family house with good connections for schools.

An elegant and spacious family home with an annexe, detached double garage and lovely gardens with a terrace close to a range of outstanding schools. The house is not listed and offers versatile accommodation in a private setting close to Abingdon, Witney and Oxford. Nearby schools include Cokethorpe and Abingdon Prep.

Cobblestone barn is beautifully presented and has been finished to a high standard with a modern kitchen and bathrooms. The barn also boasts a wealth of features including fireplaces, vaulted ceilings and exposed beams and stonework.

The main house is arranged over two floors and comprises a kitchen/dining area, entrance hall and sitting room. On the first floor are four bedrooms and three bathrooms.

The annexe which comprises a bedroom and bathroom can be accessed independently from its personal outside door, or via the link access, passing through the snug and games room.

To the front of the house is a detached double garage and single carport with a gym/study above.

## Property Information

Tenure: Freehold

Local authority: West Oxfordshire District Council

Council tax band: E

EPC: D





The kitchen features a black AGA range cooker with a white 'AGA' logo on the front. To the right of the cooker are white drawers with silver handles. The backsplash is covered in a grey and white patterned wallpaper. Above the counter, white cabinets are visible, with a silver deer head mounted on the wall. A white ceramic cake dish sits on the counter. The floor is made of large, light-colored square tiles.

A wooden island with a black countertop is the central feature. The island has four wicker baskets integrated into its sides. On the countertop, there is a bowl of fruit and a wooden cutting board. Three copper-colored pendant lights hang above the island. The island is positioned on a tiled floor.

The living area in the background includes a grey sofa, a wooden dining table with chairs, and a wooden side table with a magazine rack. A decorative tree sculpture is mounted on the wall. The ceiling has exposed wooden beams, and the floor is tiled. A window with a view of the outdoors is visible in the background.



## Location

Sutton is a charming Hamlet located in the heart of Oxfordshire countryside comprising pretty, stone-built, thatched cottages and a number of stylish new homes. There are plenty of opportunities for outdoor activities, with several beautiful walks and cycle routes in the surrounding area. Within nearby Stanton Harcourt is a church, a village shop/post office and a primary school. Located within easy reach of Oxford and a range of outstanding schools, including the Dragon School, St. Edwards, Summer Fields in Oxford; Cokethorpe near Witney; St Hugh's near Faringdon (12 miles); Abingdon School (12 miles) and Radley College (14 miles). Shopping in Witney (Marks and Spencer, Waitrose etc) and Oxford.

In Stanton Harcourt is the recently renovated Harcourt Arms privately owned public house. Rail links via Long Hanborough and Charlbury (London Paddington); Oxford Parkway (London Marylebone).













**Cobblestone Barn, Eynsham Road, Sutton, Witney**

**Main House internal area 2,609 sq ft (242 sq m)**

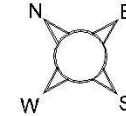
**Garage/Carport internal area 521 sq ft (48 sq m)**

**Garage First Floor internal area 288 sq ft (27 sq m)**

**Stable internal area 231 sq ft (22 sq m)**

**Annexe internal area 332 sq ft (31 sq m)**

Quoted Area Excludes 'Gazebo'



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