



# Barnbrook

Grove, Nr Wantage, Oxfordshire







## Hidden discreetly at the end of a drive, Barnbrook is a delightful architect-designed timber-framed barn conversion in a lovely setting.

Abingdon 10 miles, Hungerford 14 miles, Oxford 17 miles, London 70 miles.  
(All distances and times are approximate.)



### Summary of accommodation

#### Main House

**Ground floor:** Hallway | WC | Kitchen/dining room | Sitting room/bedroom 4 | Bathroom | Family room | Two bedrooms | Two mezzanines

**First floor:** Principal bedroom with en suite

#### Garden and Grounds

Carport | Two stores | Shed | Gardens



## Situation

Times and distances are approximate.

Barnbrook is blessed with a delightful setting at the end of a driveway only accessed by the old farmhouse and this property. Set back from the road across the green and with playing fields to the rear, the house is situated in the more historic end of the village.



Grove is an active community with two primary schools (Millbrook is essentially at the end of the drive), several pubs, a library, rugby club and village hall. There are coffee shops, a Chinese restaurant and supermarkets include Tescos and Co-op. More comprehensive facilities are available in nearby Wantage (1 mile away), an attractive, historic market town and civil parish in the Vale of the White Horse set on the Letcombe Brook and the fringe of the Berkshire Downs about 10 miles south-west of Abingdon and 17 miles south-west of Oxford. Wantage offers a broad and comprehensive range of shops and leisure facilities, including a Sainsbury's and Waitrose, whilst more extensive facilities can be found in Abingdon and Oxford.



The town is well located for access into London via road or train. Didcot Parkway (9 miles) provides regular trains into London Paddington, taking approximately 40 minutes.



Oxfordshire and Berkshire have many excellent schools, particularly in the Abingdon and Oxford area. Those schools include Abingdon, St. Helen and St. Katharine, Radley College, Pinewood, St. Hugh's, Cothill and The Manor.



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Internally, the property retains many period features while creating open-plan spaces complemented by a versatile layout. The family has left the final finishing touches, so a buyer will be able to add their own stamp to the property, in particular to the stunning big barn.

The private setting at the end of a through drive with a paddock to the front and a brook to the side is very special.











## FLOOR PLAN

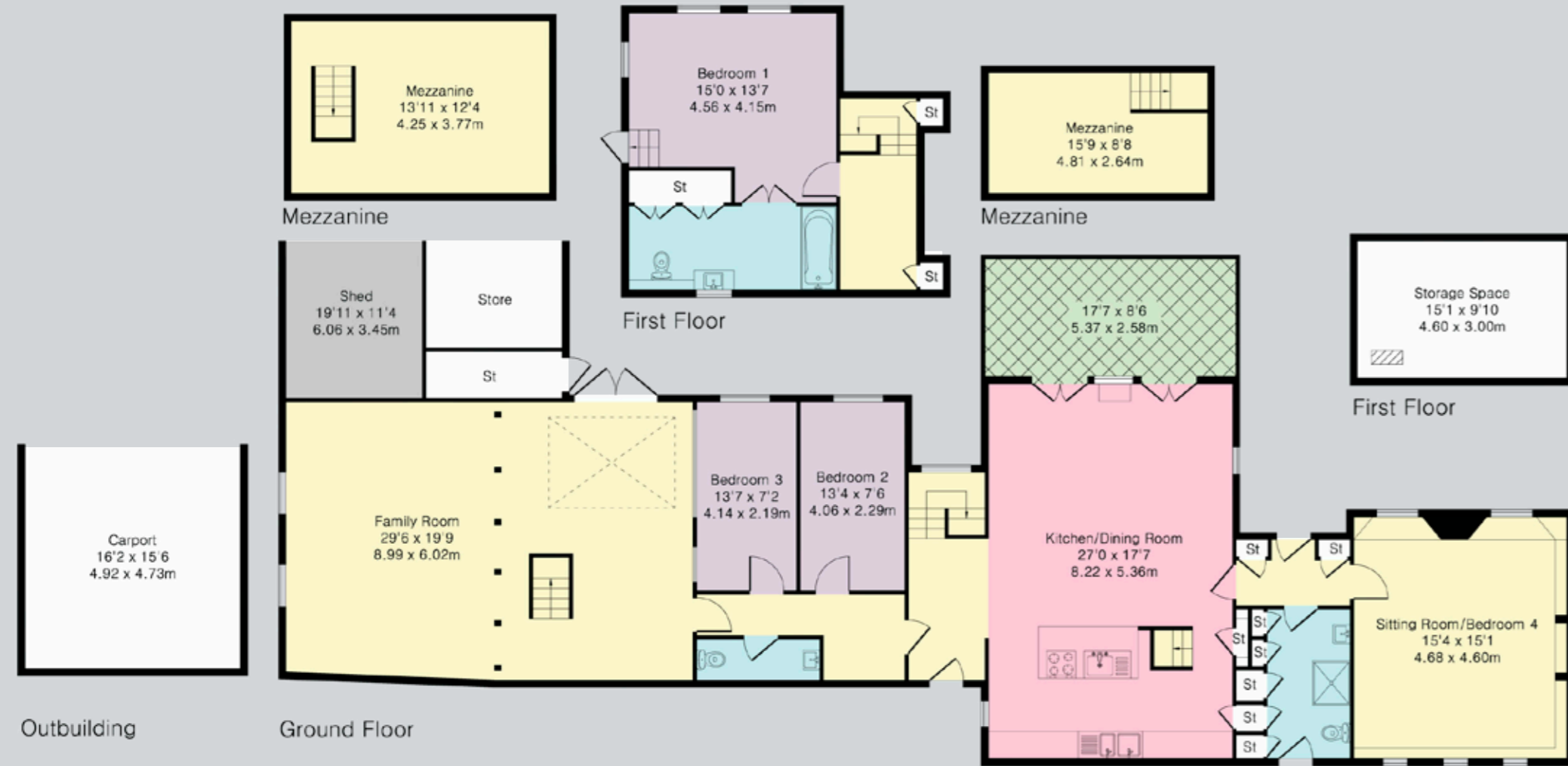
Approximate Gross Internal Floor Area

Ground Floor: 194 sq m / 2,086 sq ft

First Floor: 50 sq m / 534 sq ft

Mezzanine Areas: 34 sq m / 366 sq ft

Total Area: 278 sq m / 2,986 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.

## PROPERTY INFORMATION



## Property Information

**Tenure:** Freehold.

**Services:** Mains water, drainage, electricity and heat pumps.

**Local Authority:** Vale of White Horse

**Council Tax Band:** E

**EPC:** D

**Postcode:** OX12 0AW

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: November 2024. Photographs dated: 2024. Capture Property 01225 667287.

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