



# Akeman Barn

Ramsden, Oxfordshire





## A beautiful barn conversion and additional family home in the heart of this much in demand Cotswold village.

Charlbury (Railway Station - London, Oxford, Paddington) 4 miles, Witney 4.7 miles, Oxford 15.1 miles, Burford 10 miles  
 (All distances are approximate)



### Summary of accommodation

#### The Property

**Ground floor:** Entrance lobby | Kitchen/breakfast room | Sitting room | Playroom/snug | 2 shower room

Utility room | Dining room | Office

**First floor:** 4/5 bedrooms | En suite shower room | Family bathroom | Study

#### Outside

Private south-facing courtyards | Garage/store | Mature garden | Summer house/garden store

## Situation

Times and distances are approximate.



Ramsden is an attractive unspoilt village, situated near to the Wychwood Forest and Cornbury Park. It is well known for its award-winning pub, The Royal Oak. The village is approximately 7 minutes drive from Witney market town with a wide range of shopping facilities including Marks and Spencer, Sainsbury's and Waitrose.



The village is also within easy access to the A40 which links with the M40 at junction 8. Oxford and Cheltenham are also within easy reach.



Charlbury is 4 miles away providing fast and direct train services to Oxford and London Paddington (approx. 1 hour and 10 minutes.)



Close by Daylesford Farm, Soho Farmhouse and the wider Cotswold.



## The Property

Akeman Barn is a bright and spacious barn conversion that has been extended and modernised to provide a flexible living space ideal for families or couples.

The property is in the heart of the village but private and secluded, offering traditional living with rail links to Birmingham, London, and Oxford. This architecturally designed property is private and quiet, providing excellent living and entertaining space. The rooms are well-proportioned and retain many of the original features, such as beams and open stonework.

The accommodation is arranged over two floors. On the ground floor, the property comprises an entrance lobby opening out onto a modern kitchen/breakfast room with French doors overlooking an secluded courtyard.

A spacious sitting/reception room leads from the kitchen with French doors overlooking a smart front courtyard garden. This room has a large working wood burner. Moving from the sitting room to the rear of the property there is a playroom/snug, downstairs loo, utility room and finally a large dining/family/drawing room with views over the mature garden and fields beyond. Accessed via the sitting room, there a new home office/bedroom 5, shower room and set of stairs leading up to a galleried 'study' area and further bedroom. The remainder of the first floor is accessed from the main staircase.

To the left is the principal bedroom which is accessed via a dressing area with built-in wardrobe space. The room also has two good-sized built-in wardrobes and an en-suite shower room.

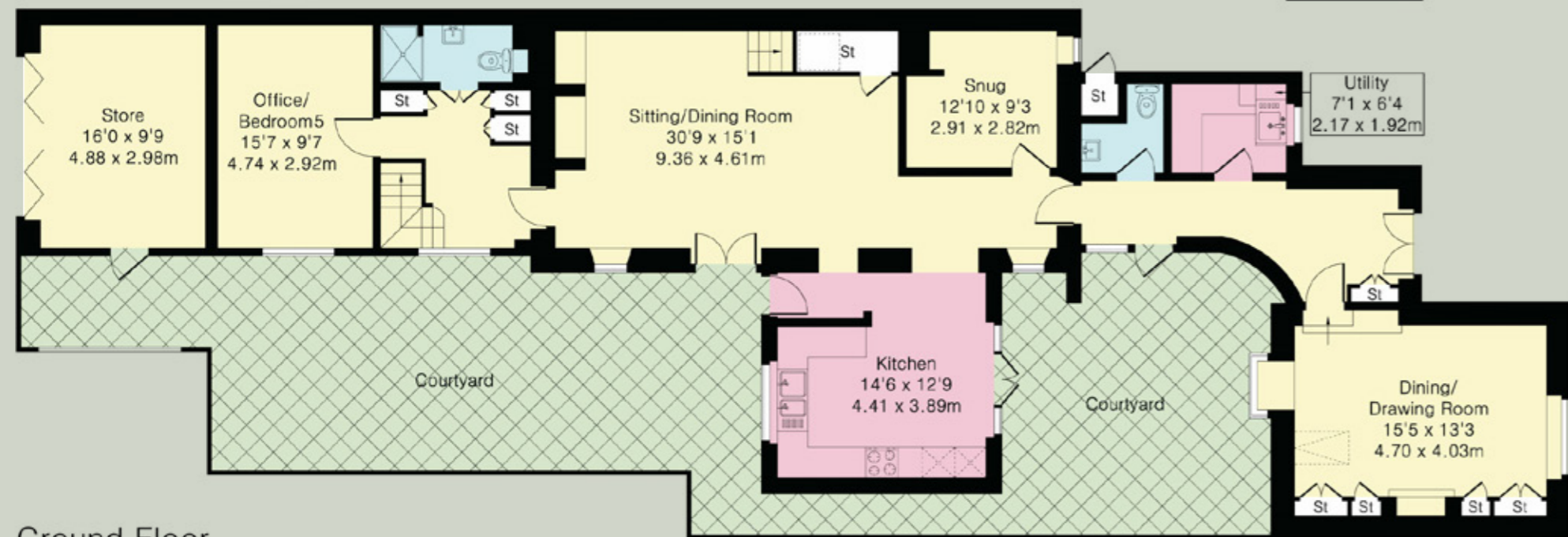
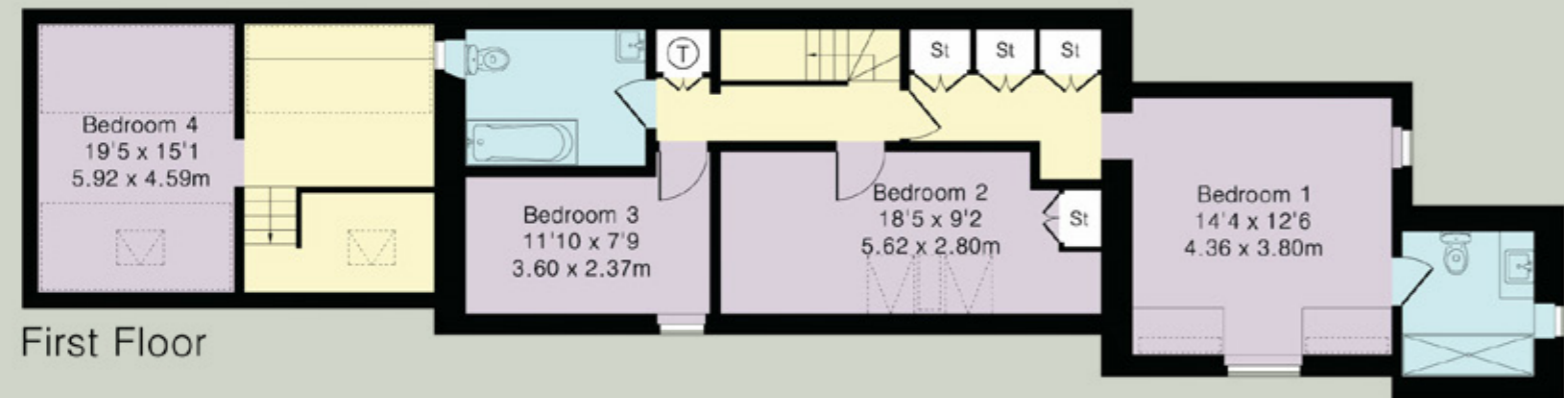
Along the landing are double/twin rooms with a family bathroom and shower room.





## FLOOR PLAN

Approximate Gross Internal Floor Area  
 Ground Floor Area: 145 sq m / 1,559 sq ft  
 First Floor Area: 95 sq m / 1,027 sq ft  
 Total Area: 240 sq m / 2,586 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

### Gardens

The garden has been thoughtfully re-designed and cultivated over the years. The property is entered from the High Street through a pedestrian gate leading to a formal and private south-facing courtyard. There is an additional private which is accessed via off the kitchen and to the rear of the house, an enchanting garden with attractive herbaceous borders and mature trees

The garden has a summer house and overlooks fields and beyond. At the front of the barn, there is a garage/store room accessible from the high street or courtyard.

### Property Information

**Tenure:**

Freehold with no onward chain.

**EPC:**

D

**Directions:**

Leave Burford on the A361 passing through the village of Fulbrook. Continue up the hill and turning right onto the B4437 signposted to Charlbury. Take the second turning on the right on to the Leafield Road and continue passing through Leafield until you hit the B4022 take the next right and Ramsden is the first on the left as you go down the hill. The property is on the High Street on the left before you get to the church on the right.

**Viewings:**

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





Oxford  
274 Banbury Road  
Summertown, Oxford  
OX2 7DY

**Harry Sheppard**  
01865 264879  
harry.sheppard@knightfrank.com

**knightfrank.co.uk**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.