



Colthorn Farm, OX3 0PQ



An exciting opportunity to build a substantial new home in this delightful setting set back from the road and approached via a private drive.

Description

Planning Permission has been obtained for a five bedroom, architect designed Stone 'Barn', situated in the historic village of Old Marston, within the ring road and just over two miles from the city centre. This opportunity is surrounded by fields and riverside walks a short distance from your front door, this is truly a perfect location, for the lover of both city and country life.

The Barn has been designed to reflect the history of Old Marston Village, using stone and traditional materials to create a perfect combination of old and new.

Once inside, the barn opens out into an exceptional Kitchen/ family entertaining space, with views out towards the spacious west facing garden and paddock beyond. There is also a separate utility room accessed from the kitchen. There is a triple height ceiling in the dining/ sitting area, and a large Fireplace for a wood burning stove. The kitchen lends itself to either a traditional or contemporary interior. An open staircase takes you up to the mezzanine, which has wonderful views over the paddock and garden. Off the main hall is a cosy sitting room, with wood burning stove. There is also a lobby with plenty of cupboards for shoes and boots and a downstairs WC off the main hallway.

On the first floor, there are three double bedrooms, one a Master Bedroom with an ensuite shower and bath. There are two more double bedrooms and a family bathroom. The Master Bedroom has access to the whole gallery area and mezzanine, along a private walkway. The Mezzanine has been designed to have many uses and can be closed off when needed to create an intimate space, with wonderful views out towards the garden and paddock.



5



4



2



The second floor has two double bedrooms, both have their own bathrooms and can be accessed by two different staircases, making them useful if you have guests staying.

The private garden is west facing and sweeps towards the paddock, which is owned exclusively by The Stone Barn and neighbouring Willow Barn,

This is a great space for a game of cricket, football or just enjoyed as a beautiful place to sit and contemplate nature.

To the front of the property there is private parking for 4/5 cars, it is approached by a gravel drive, shared between two other houses.

Location

Old Marston is an attractive village within the Oxford ring road which retains much of its rural character. Within the village there is the St. Nicholas Primary School, church of St. Nicholas which dates in large part from the 13th Century and there are two pubs, including the Victoria Arms. The river meadows running down to the river and the Victoria Arms belong to the Oxford Preservation Trust and there are many delightful walks. From the house you can walk through University Parks to the city centre in approximately 30 minutes. The shopping and restaurant amenities of Summertown and the city centre are close by readily accessible by bus, cycle paths and footpaths. Within the city there is a wide range of excellent state and independent schools for all ages and the house is within the catchment of Cherwell School, and convenient for the Swan School, Headington School, Rye St Anthony, Oxford High School, St Edwards, Dragon and Magdalen College School. Oxford sporting and leisure amenities include Nuffield Health Club and selection of golf and tennis clubs.

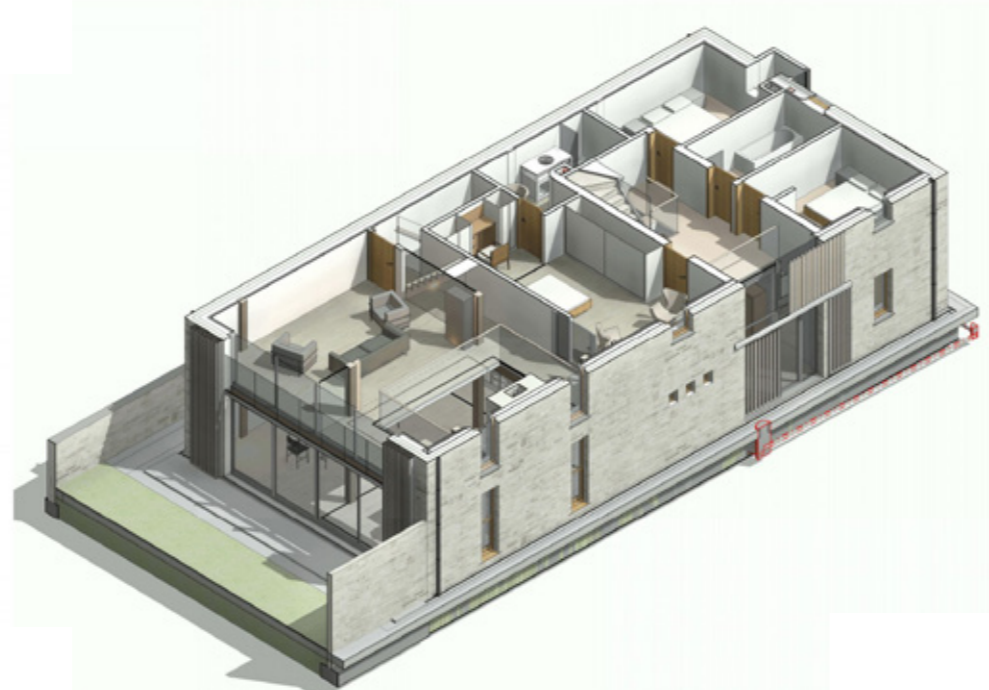
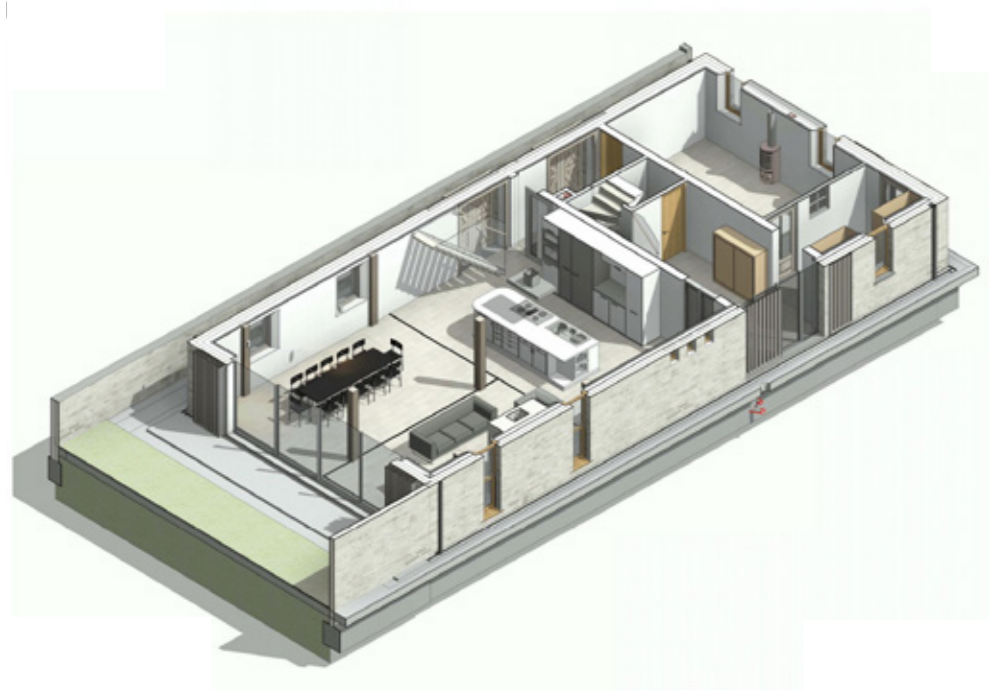
Property information

EPC: TBC

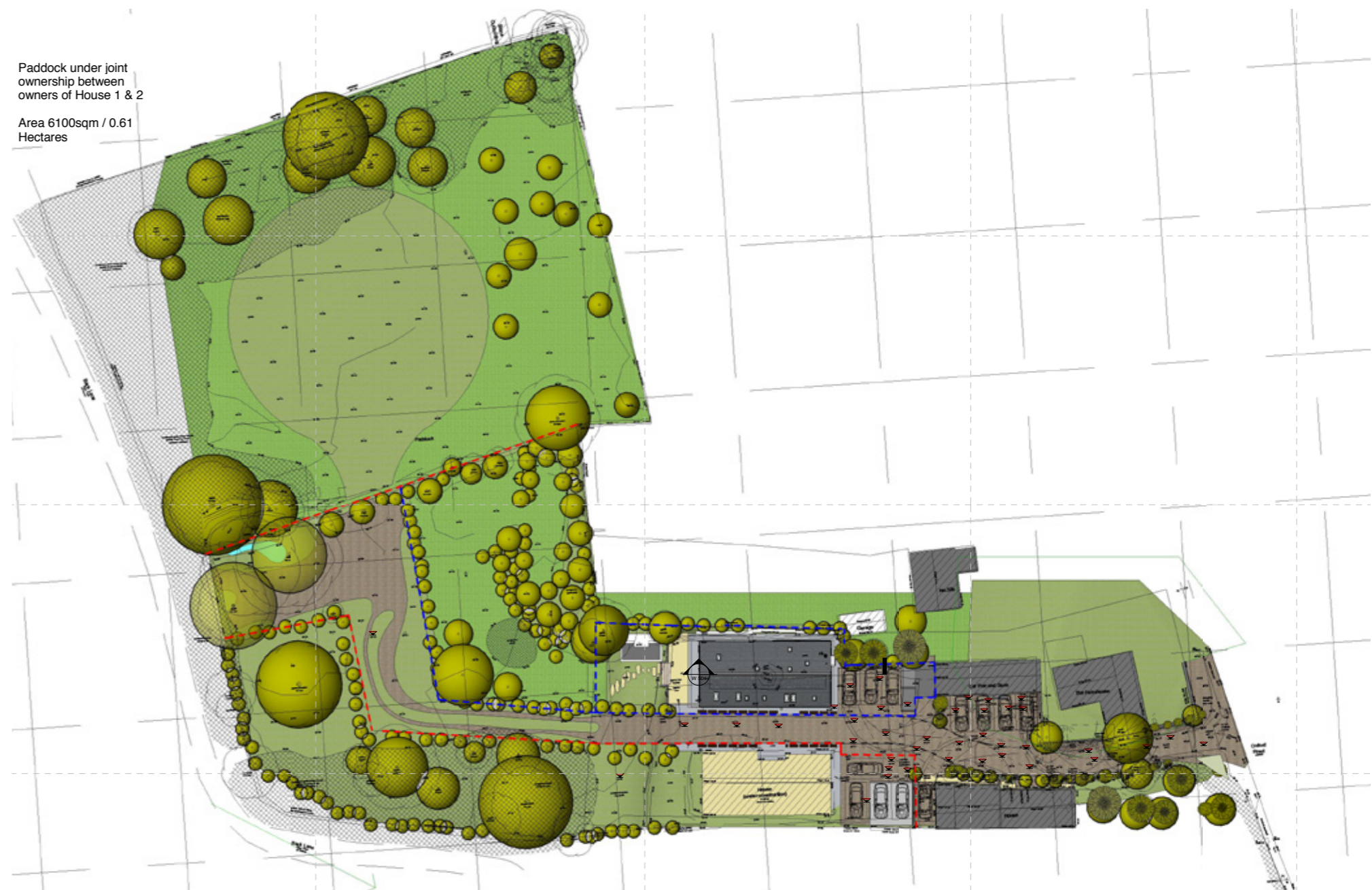
Price: TBC

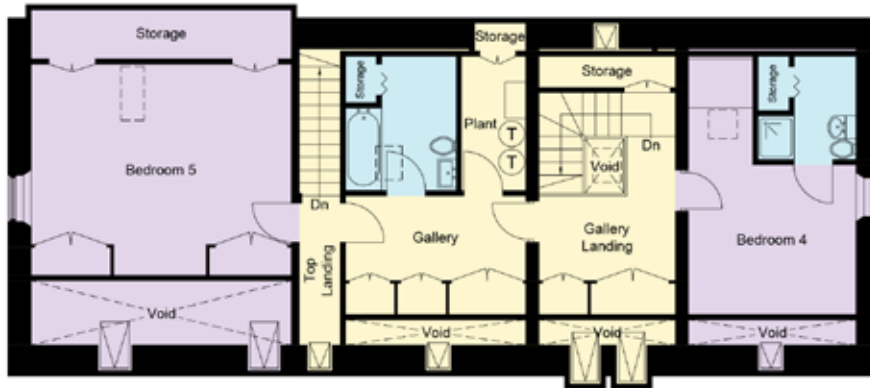
Council: Oxford City Council

Council Tax Band: To be confirmed

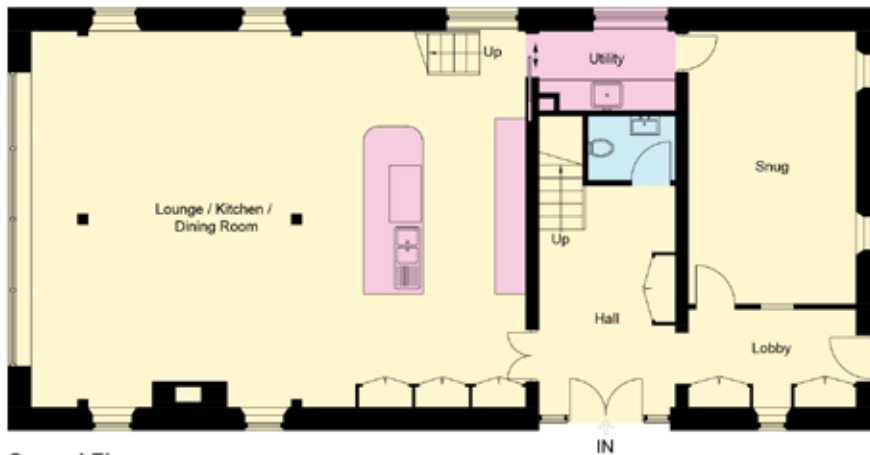


Paddock under joint
ownership between
owners of House 1 & 2
Area 6100sqm / 0.61
Hectares

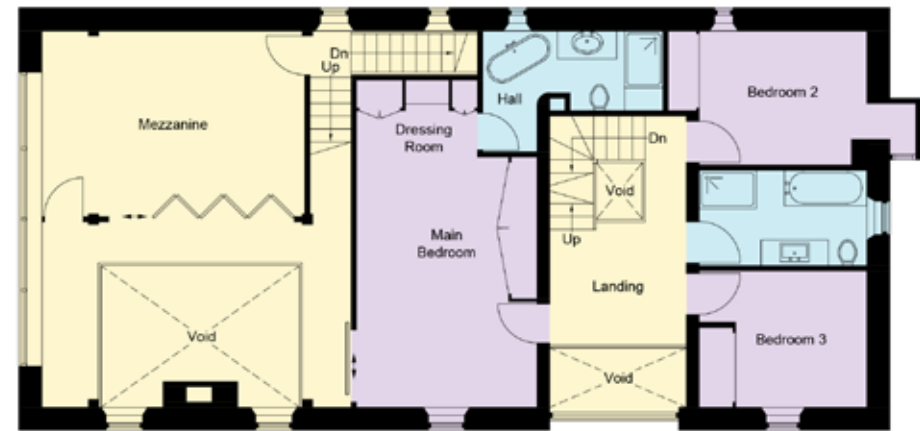




Second Floor



Ground Floor



First Floor

Knight Frank Oxford
 274 Banbury Road
 Summertown
 Oxford
 OX2 7DY
knightfrank.co.uk

I would be delighted to tell you more

William Kirkland
 01865 264865
william.kirkland@knightfrank.com



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 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 November 2022. Photographs and videos dated November 2022.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.