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Village Farm Barns  
Boarstall Buckinghamshire HP18 9UX



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A splendid architect designed conversion of former farm buildings finished to a high and exacting standard with a careful attention to detail. A fully glazed green oak entrance with the bedrooms off to your left and the kitchen with a central island, stainless steel worktops and oak breakfast bar with limestone flooring, vaulted ceilings with exposed timbers and floor to ceiling sliding glazed doors, with stunning views. The kitchen is fitted with Miele appliances including induction hob and wine cooler. From the kitchen is the magnificent double-height sitting/dining room with a wealth of exposed timbers, limestone flooring and again full height sliding doors affording views across rolling countryside and into the private courtyard garden. At the heart of the room is a freestanding Stuv wood burner, which provides a fabulous focal point. From the sitting/dining room is the family room with oak flooring, vaulted ceilings, exposed timbers and brickwork, making a wonderful evening room snug or study. A fully glazed door provides direct access to the courtyard garden. Turning left from the entrance hall, you enter a floor to ceiling glazed corridor, looking out over the courtyard garden and on your left is a cloakroom and then to the bedrooms, all with en-suite wet rooms and fitted wardrobes. There is also a laundry room with access to the garden. At the far end of the glazed corridor is the master bedroom suite which has a walk-in dressing room with en suite off and bedroom beyond. The dressing room has a freestanding limestone bath, vaulted ceilings and oak flooring throughout. From the dressing room is the master en suite with walk-in wet room shower, separate WC and twin limestone basins. The master bedroom has direct access to the courtyard garden with separate morning terrace and views through the sitting room across the rolling countryside. From the master bedroom suite and also separately accessed from the courtyard garden is an additional reception room which could be suitable for a multitude of different purposes, from home office, gym, snooker or playroom to a separate annex for a nanny or au pair. Planning consent also exists for an additional oak-framed barn adjacent to the carports, which could be utilised as required (please refer to drawings). The property also features Cat 5 data cabling throughout, an alarm, CCTV and a 4600l rainwater harvester.



### DIRECTIONS

Local Shops 2.5m, Bicester Market Square 7.0m, Thame Market 9.0m, Oxford Carfax Tower 9.9m, London 59.1m Bicester North Station (London Marylebone approx. 50 mins) 7.9m, Bicester village Station (London Marylebone from 51 mins, Oxford 17 mins) 6.6m, Haddenham and Thame Parkway Station (London Marylebone approx. 41 mins) 10m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 7.2m All times and distances are approximate.





- **Four En Suite Bedrooms**
- **Sitting Room**
- **Snug or Family Room**
- **Kitchen Breakfast Room**
- **Paddock**
- **Private Courtyard Garden**
- **Large Studio or Recreation Room**
- **Finished to a High Standard**
- **Glazed Corridors**
- **Fine attention to Details**

**Offers in Excess of £2,000,000 Freehold**





Approximate Gross Internal Area = 393.0 sq m / 4,230 sq ft  
 Granary Barn = 14.0 sq m / 151 sq ft  
 Outbuilding = 109.0 sq m / 1,173 sq ft  
 Total = 516.0 sq m / 5,554 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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