



Little Barn

Lower End, Alvescot, Oxfordshire OX18 2QA

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A detached, stone barn conversion of considerable charm and character with a wealth of exposed timberwork and a large, galleried landing/study area overlooking the living space. The property is tucked away along a single track lane in the heart of this highly regarded village. The delightful accommodation features 3 good bedrooms, including a ground floor master bedroom with an en suite, and the further advantages of a downstairs cloakroom and separate utility room. Gardens are found to the front and side and there is off-road parking for several cars. Oil fired (radiator) central heating is installed (underfloor heating to the ground floor), and double glazing is fitted.

Directions

Leave Witney via Curbridge Road (A4095) and proceed through the villages of Curbridge and Lew. At the 'T' junction turn left and continue through Bampton. Take the second exit at the mini roundabout and continue to Clanfield. At the main junction turn right to Alvescot. Proceed through the village, turning left into Lower End (The Green). Just after Pemscott Close on the left, instead take the single track lane on the right, where you see Penrush Cottage. Little Barn is marked by a Thomas Merrifield For Sale board.

The village of Alvescot enjoys being on the edge of the Cotswolds and nearby countryside. There is a local public house, a primary school and a village hall. Witney, Bampton and Carterton are a short drive, for further amenities.

Draft details - may be subject to alterations. 17K20





GROUND FLOOR

- Entrance Hall
- Kitchen/Living/Dining Room
- Bedroom 1
- Ensuite Shower Room
- Cloakroom
- Utility Room

Oil Central Heating (underfloor to the ground floor)

- Double Glazing
- Grade II Listed
- EPC Rating E

FIRST FLOOR

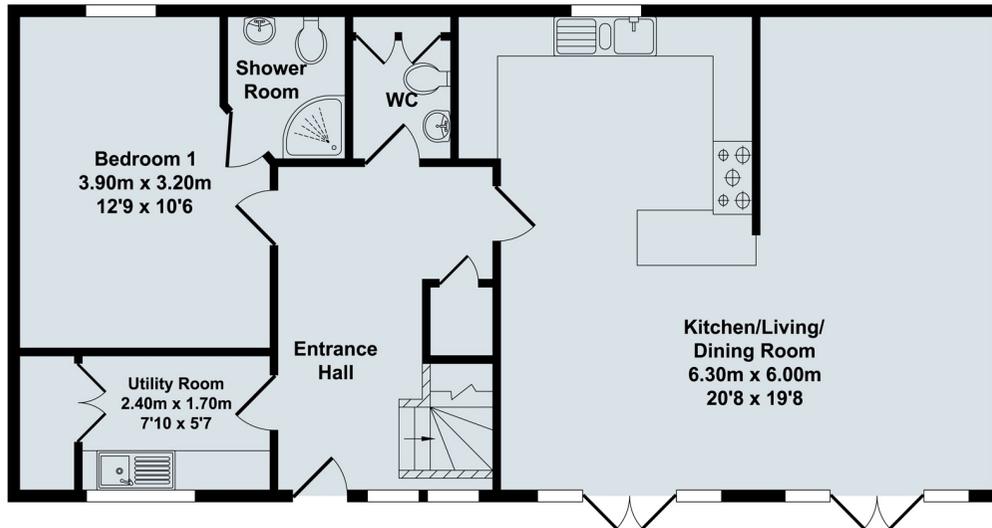
- Galleried Landing/Study Area
- 2 Further Bedrooms
- Bathroom

OUTSIDE

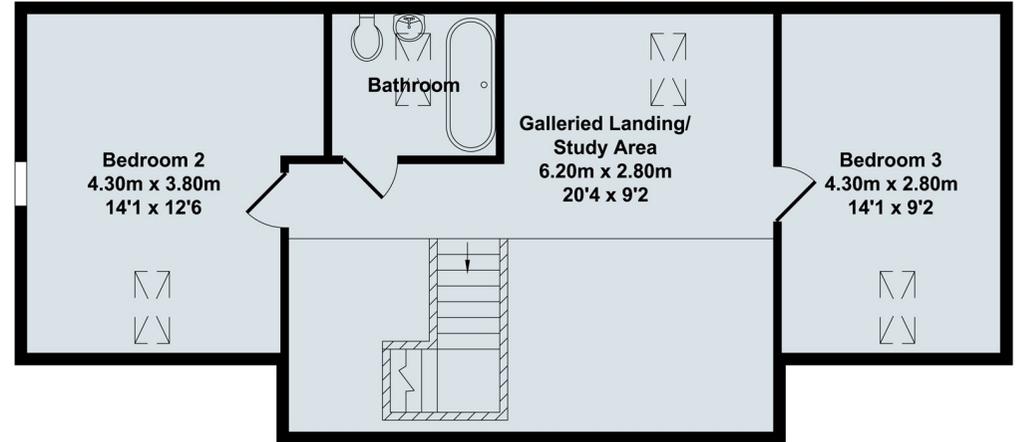
- Front & Side Gardens
- Parking For Several Vehicles

Price £475,000
Freehold
WODC Band E - £2346.12 for 2020/21





Ground Floor



First Floor

Little Barn, Lower End, Alvescot, OX18 2QA
 Total Approx. Floor Area 112.20 Sq.M. (1207 Sq.Ft.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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