





**Huge potential to create one fabulous five bedroom house, add a wonderful annex to the existing property, or just enjoy as-is!**

Two delightful barns sitting in c.1/3 acre of gorgeous walled gardens next to the Norman church. One has been converted to a large & high spec three bed, the other is ripe for conversion, and as they sit a few feet apart they could be combined (STPP). This is an opportunity we rarely see. Be quick!

Bucknell is a lovely village of less than three hundred people, set in what feels like the middle of nowhere but is actually less than three miles from Bicester. The main amenity in the village is a rather fine gastro pub, the Trigger Pond, but in addition there is a charming church and also a village hall running bingo and film nights that are always popular. There is a children's playing field, with climbing frames etc. It's a lovely place to live, a good retreat from the main run of commuting but still close to it all.

The Garden House is something special. From the driveway that's almost hidden, to the current house with exquisite details, to the magical walled garden, there's a real feeling of something unique and unrepeatable here! The main house contains three lovely bedrooms (one with both a balcony and an en-suite), two bright and spacious living rooms, and a modern kitchen - ample in themselves - but when you look at combining or adding this with the barn the end result is a rare find. The thought that has gone into the fitting of the main house is considerable. Light switches and electrical sockets aren't just white, they're bespoke with oak faceplates. Doors and surrounds are oak too. Continue this theme in converting the barn and the effect will be extraordinary - and note outline planning was granted for the two buildings to be very stylishly converted and connected in 2016; while this has now lapsed it has set a precedent that is likely to be granted again. You cannot fail but warm to the plot and the location too, we think it is delightful but come and see for yourself...



The long driveway is gravelled and gated, leading down to a parking area. A thick timber, part-glazed door leads into a lovely hall which feels calm and peaceful. This door and almost all the wood you see in the house is oak, showing just how much thought has gone into this building. The garage off to the left is unusual in that the walls are still exposed stone, keeping all the character, and the window to the rear keeps it light. Ahead the large shower room is stylish with a wide pan and large tiles, in addition to which space has been created for washing machines etc alongside generous storage. Down the hall further cupboards provide extra storage space, and beyond them the first of two receptions opens out bright and warm. The vaulted ceiling is painted and also contains a roof light. This plus the extensive glazing adds up to a deliciously bright room, and for cosy winter evenings a wood burning stove is fitted in the corner. Stairs to the side rise to the main bedroom suite, of which more later. Ahead the corridor leads through a lobby into the kitchen. This is fitted to three sides with an extensive range of units, and two windows overlook the garden. On the left the second reception space is also large at 22 feet in length, so an ample space for almost any need but still welcoming and cosy - again with a wood burner. This room also contains a second set of stairs to two further bedrooms.

The master suite is splendid. Being served by its own stairs it feels immensely private. The internal corridor is flanked with a range of eaves wardrobes, and then the space widens out into a lovely bedroom with a vaulted ceiling and balcony suspended over the garden. Adjacent is a stylish en-suite, unusually featuring a bath, and two roof light windows ensure wonderful light. On the other end of the house the two further bedrooms are equally attractive. Both are double rooms with vaulted ceilings and wardrobes, exuding great character. Between them the landing, unusually, also features a dormer window looking out across the front of the house - we would put a chair here to enjoy the view. Serving both rooms is a delightful bathroom. A Heritage-style suite with Art-Deco mirror, lights, and fittings is so charming and in keeping with the property, combining style and practicality perfectly.





The barn needs further explanation. Around 3 feet of cobbled pathway separates it from the main house. This pathway provides one of two gated entrances to the garden. The barn is a stone building of some size with outline planning previously gained to create a large two-storey, two bedroom annex. Currently the floor and hay mangers associated with its original farming use, probably as a cow shed. However it does include power and light plus a full length mezzanine, so in the unlikely event it is not converted it provides excellent and practical storage. If you would like to discover more about its potential, please just ask as we have good architect and builder contacts who can help.

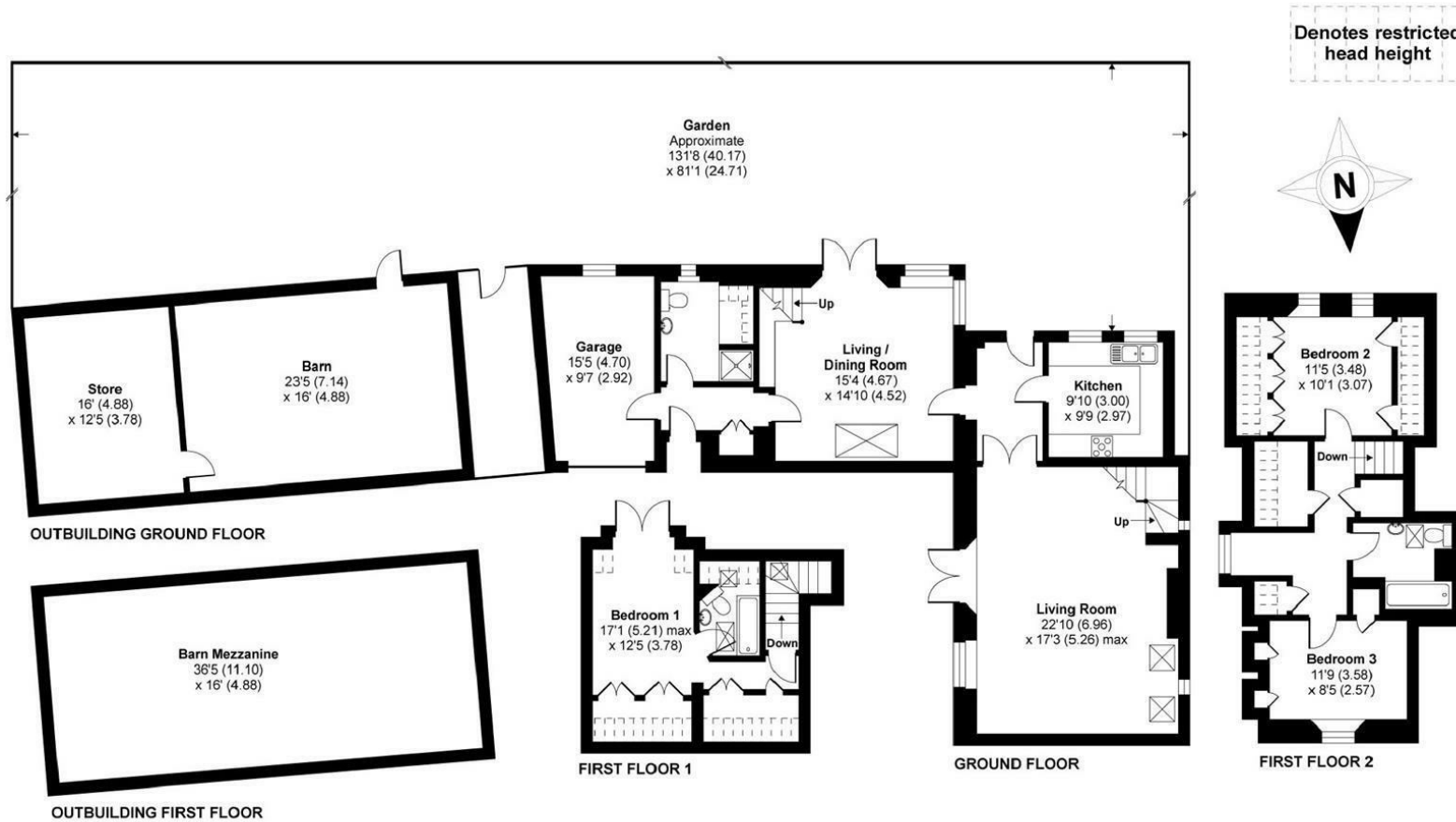
And outside is really the star event. The beautiful, red brick walled Victorian garden across the back of the house is absolutely delightful. There are areas of formal hedging, planters for veg, shaded areas for calm moments with a glass of something, a terrace for dining or sunbathing - and all of it completely secluded as the only overlooking building is the gorgeous Norman church, dating back to 1074. The space is such that the possibilities for industrious gardeners is endless, but for the less active amongst us it's just a rare and serene garden the like of which we rarely see.

Mains water, electric, oil heating  
Cherwell District Council  
Council tax band F  
C.£2,800 p.a. 2021/22



# The Garden House, Bainton Road, Bucknell, OX27

APPROX. GROSS INTERNAL FLOOR AREA 1772 SQ FT 164.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT , BARN & INCLUDES GARAGE)



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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>80</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>34</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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