





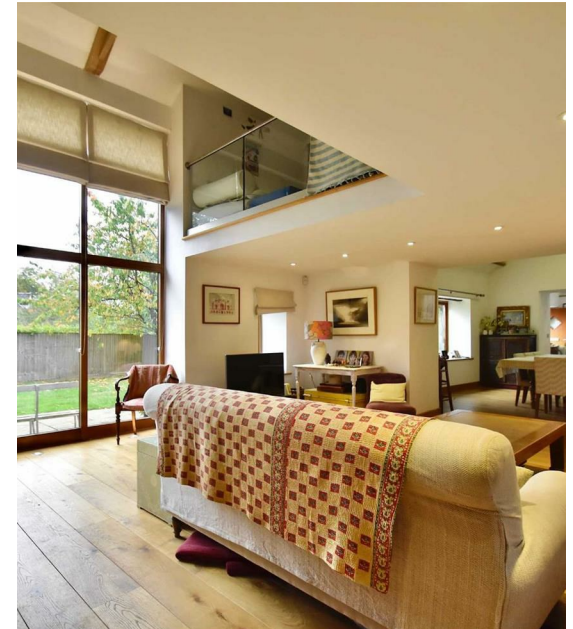
**St Mary's Barn really is quite stunning, mixing modern fittings with great character. Large open living areas overlooking a lovely lawned garden.**

Eco-home barn conversion, architect designed to a very high standard, with beautiful vaulted ceilings and exceptionally low running costs. Easy access to M40 junctions 9 and 10, Bicester North rail just a few miles distant. NO CHAIN.

Ardley is a small village on the Northern edge of Oxfordshire. Its history dates back to the 12th century and evidence of its roots can still be seen at both the Ardley Castle mound and the Church of St Mary. The village is exceptionally well located with good schooling in nearby Fritwell, several pubs nearby, lovely rolling countryside, and transport links are exceptional with M40 junction 10 a mile distant (where there are various shops including Costa, M&S, W H Smiths etc) and Bicester North mainline station with a fast train to London Marylebone just 4 miles distant.

St Mary's Barn is a wonderful, warm and inviting barn that was converted just 4 years ago from its original agricultural origin to the stylish house it is today. No feature has been left to chance. From underfloor heating to air source heat extraction, oak floors to hardwood windows and the latest insulation, it is a stylish and comfy property in equal measure. The semi open plan living areas have been cleverly designed to ensure each has its own identity and clear use, but with the generosity of space only a barn can offer still evident. It sits to the front of a generous plot, but inside the house and garden it feels as if the whole is orientated to the rear, so much so that the road outside really is not significant.

- Open plan living spaces
- Ample dining room
- Lengthy garden with terrace
- Kitchen with large island
- Four bedrooms, one en-suite
- Ample off road, gated parking
- Living room & full-height glazing
- Family bathroom plus cloak room



Somerton Road, Ardley, OX27 7PF

Guide Price £700,000

The entry to the house is via a door through the full height glazing that encloses the original barn door opening. This brings you into the living room. As a first impression of any house this is pretty impressive! At 23 x 16 ft the dimensions are significant, but with part of the ceiling rising the full height into the roof void (within part of which is a useful mezzanine) it feels even larger. Barns can feel impersonal or stark, this one is the opposite with lovely timber flooring plus exposed beams and trusses giving it a warm and relaxing feeling. To the side, the dining room continues the theme of space and style. A huge run of storage cupboards to the whole of one wall, colour blended to disappear, provide exceptionally clever and generous storage. The dining room is large, more than ample for a sizeable table and chairs with generous space left for a dresser, upright piano etc, and overhead the ceiling disappears up to the rafters. This flows through to the kitchen, which is light with another splendid vaulted ceiling and exposed beams giving a great feeling of space and air above. It is exceptionally well executed, with a long run of high quality wall and base units plus a vast central island, set on a tiled floor. And at the end is the cloak room to one side and a large store cupboard to the other next to the side door to the garden.

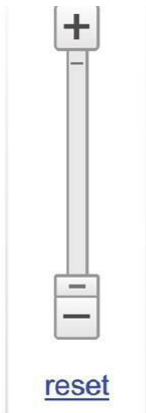
The bedrooms are set out on both floors, at one end. To the ground floor at the near end, a large double with windows to two walls is well proportioned, and includes an attractive modern en-suite with very high quality fittings. Just off the living room a smaller bedroom/ study is bright and pleasant, with storage cupboards integrated to the side. Upstairs, two ample double bedrooms both include vaulted and beamed ceilings. Packed with warmth and beautifully finished, they're also very practical. And serving the pair is another modern bathroom with bath and shower.

Outside, the space is more generous than expected. A driveway for several vehicles behind gates is reached from the side road. Beyond, the lawn extends a very good length, widening out and running some 150 feet, past the terrace to a secluded and very private area amid mature trees. It's gently landscaped and enclosed with fences to all sides, ideal for relaxed time with the family just as much as entertaining.

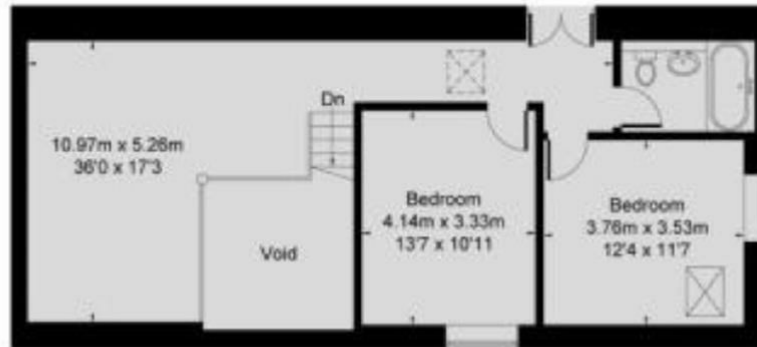
Mains water, ground source heating  
Cherwell District Council  
Council tax band G  
C.£3,100 p.a. 2020/21







Approximate Gross Internal Area = 193.1 sq m / 2078 sq ft  
(Excluding Void)



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice**

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to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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