





Manor Farm Barns, Middle Barton, OX7

7DA

Guide Price £1,250,000

Mixing design cues from traditional farm buildings with the latest modern energy efficiency, this is a truly wonderful family house.

With a fantastic and uninterrupted view across rolling countryside, one of four delightful new homes created from a former farmyard. Four bedrooms (two en-suite), stylish kitchen/dining room plus utility, bright and airy living room with woodburner, double garage and a fine garden.

Middle Barton is one of three linked villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Between them they offer a delightful and vibrant community nestling in rolling countryside, with facilities including pubs, an award-winning restaurant, a garage and a village shop / post office. The primary school is within easy walking distance, and it is exceptionally well regarded, plus other state and private schools aplenty within easy reach. While rural and very much tucked away, the village is perfectly placed mid-way between Oxford and Banbury, offering immediate access to the Cotswold countryside and amenities including Soho Farmhouse. Commutability is swift and straightforward with road and rail links nearby to Oxford, London and Birmingham. And for those wishing to work from home there is both fibre to cabinet broadband and Gigaclear ultrafast broadband available.



There are many beautiful character houses to be had in the area. However, few can rival the feeling of quality and uniqueness of Manor Farm Barns. Reimagined by a developer well known for a level of detail bordering on obsession, what makes the barns so special is the unashamed and brave decision to blend old, new, traditional, contemporary in one place. And within that statement is huge energy efficiency and sustainability with the very best insulation and air-source heating. Dairy Barn takes the original buildings and works with them to create something unusual and fun while also exceptionally flexible. By comparison, Larch Barn is as modern as they come; a building that's unique and very open plan, using attractive, traditional timber to the exterior. Maverick House takes all the classic cues of a Home Counties farmhouse, and elevates them to provide a sumptuous family space with every latest modern convenience and a wonderful garden. And this house, The Forged Barn combines all the design influences from the other three! We know of no other farmyard development that offers such variety and character.

The sweeping driveway leads to a path up to the front of the house. Entering via the left door, a broad, immaculately tiled atrium leads directly through to a further glazed door behind, accessing the rear terrace and garden. This atrium could serve many purposes, from simply key table and boot space, to a useful spot for a desk or an easy chair. The kitchen opens out on your right, and we were instantly struck by the fabulous amount of natural light - something that is a feature of the entire house. Turn towards the front windows and the breathtaking view of the fields, hills, and valley beyond is truly captivating. Well specified, the kitchen features a generous range of light modern units, all ranging round a large island complete with breakfast bar. There is ample space for a large dining table as well, taking best advantage of that view. And to the side, the utility room offers another sink as well as plenty of extra storage.

At the rear, passing the main stairs (there are two) and a smart cloak room, you reach the living room. Glazing accounts for most of the rear and left walls, with two sets of doors opening out to the terrace and garden. This ensures it's not just a lovely, bright room but also one with a view that, while different, is every bit as enticing as that offered in the kitchen. And cozy winters are guaranteed with an efficient modern wood burning stove in the corner.

Turning to the upstairs, the main staircase leads to a large, vaulted landing with three bedrooms. At the rear, two almost identical, mirror-image bedrooms both feature vaulted ceilings as well as Juliet balconies. They are served by a very smart and roomy bathroom. And to the front, the main suite is utterly divine. With a further vaulted ceiling above, this already generous room feels even larger than it is. The en-suite behind is immaculate and high quality with a large shower. And then there's the view... a pair of wide glazed doors frames one of the best views in the area across miles of peaceful fields and open countryside. Imagine waking up to this every day...





The last of the bedrooms is slightly separated from the main house as it's above the garages, very handy for teenager/nanny/granny or perhaps an ideal working space away from the main living spaces. The staircase rises off the entrance hall, leading to a characterful room that's large and focuses on the field views through a large roof light window. There is also an en-suite to the far end that's as well appointed as the rest of the house.

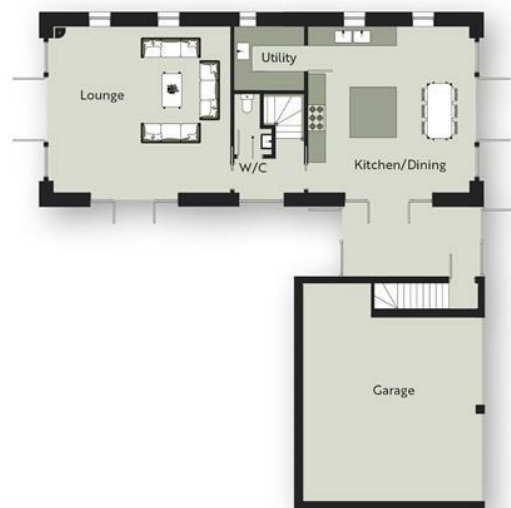
Looking outside, first the double garage. Two pairs of timber doors open into one large, fully finished and painted space. While arranged as garages, there is potential here (subject to checking if consent is needed) to create a home office, gym or similar if desired. NB the wall between the main house and the garage could easily be opened up to create an internal doorway. In front, the block-paved parking and driveway offer masses of parking, with a post and rail fence to either side. At the rear, the lawn stretches away to fences beyond which there are no overlooking windows. A large terrace that runs along the left and rear of the living room. It's a delightfully secluded and peaceful spot, with great natural light throughout the day.

Mains water, electric, air source CH
West Oxfordshire D.C.
Council tax band G
C.£3,709 p.a. 2024/25
Freehold





THE FORGED BARN FLOOR PLAN
PLOT 4 GIA - 207 sq. m. (2,227 sq. ft.)



Ground Floor		
Kitchen/Dining	6.24m x 5.70m	20'5" x 18'8"
Utility	2.40m x 2.19m	7'10" x 7'2"
Lounge	5.54m x 5.70m	18'2" x 18'8"
Garage	5.93m x 6.53m	19'5" x 21'5"



First Floor		
Bed 1	5.54m x 5.70m	18'2" x 18'8"
Bed 2	5.06m x 2.80m	16'7" x 9'2"
Bed 3	5.06m x 2.80m	16'7" x 9'2"
Home Office/ Guest Bed	7.55m x 4.05m	24'9" x 13'3"

Material Information QR code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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