





6 Millwood Farm Barns, Abelwood Road,  
Long Hanborough, OX29 8RB

Offers Over £700,000

**Exceptionally stylish, mixing great space,  
history and character with thoughtfully chosen  
modern fittings.**

An historic Grade 2 listed 17th century barn, offering over 1,700 sq feet of characterful, stylish living space including a vaulted 30 ft living room with original ceiling trusses. 4 bedrooms (1 ensuite), 2 receptions, galleried mezzanine, smart kitchen, parking with EV charging point. And NO CHAIN

Long Hanborough is a village located between Witney and Bladon, adjacent to the Blenheim Palace estate. It has a wide range of property types and styles and also a great range of amenities from hairdressers and a general store to a cycle shop and a post office. The community is vibrant in part due to the great first school and pre-school groups. In addition the rail station runs frequent services to London Paddington. In all it is a well located and interesting place to live, with a great community.

The history resonating through Thresher Barn's walls and flagstones is delightful. Set in a quiet former farmyard, well away from any main road behind a pretty garden and driveway, this elegant house offers a wealth of beautiful features ranging from original roof trusses to original ledge and brace doors. In recent years our owners have brought it into the 21st century with sensitive upgrades, while still preserving the character that drew them to it in the first place. In a modern world with a wide range of needs, this historic house genuinely can cover all bases.



The first impression is rather splendid. A proud facade features double height glazing that fills the original barn opening. Once inside, the main living space is majestic. At just over 30 feet in length, this is a grand and large room, with the dimensions flattered further by the double height. You are instantly aware of beautiful, hand-cut original timbers criss crossing the ceiling - probably originating from the ancient Wychwood forest. The mezzanine towards the rear covers a small part of the overall space. And on your left the modern woodburning stove is more than ample to fend off the coldest of winter days.

The kitchen has been sensibly left open plan to the right-hand side. This ensures it integrates brilliantly with the main living room and also benefits from natural light on several different sides. As a result, it's bright and appealing, and as it has been very generously equipped with a range of high-quality units across three walls in addition to a large central island with breakfast bar, it's exceptionally practical.

Another reception room is usefully placed just next door. A more modern, recessed fireplace has been fitted to the near corner, with a fitted cabinet next to it for TV and general storage, leaving acres of space in a very well proportioned living room that's also a very good size. It is also pleasingly bright due to the bifold doors that fold back to reveal a very smart terrace outside.

Back to the main living area, at the rear, just past the downstairs toilet, is another large and very appealing room, again a flexible space but used here as a very generous bedroom. Following the origins as an open barn, the whole back wall is glazed, with muslin drapes fitted which cleverly allow a lot of light in while still retaining great privacy. It's a delightfully relaxed room.

The stairs rise to the first floor at the rear of the main living space, arriving at the mezzanine previously mentioned. It has many potential uses, a great added extra to the main living areas, here used as an exceptionally grand and stylish home office framed by more of those delightful ceiling timbers. At the rear, the bedroom is of similar size and dimensions to that below. And the wall timbers that frame the doorway leading in continue that feeling of a rather special and historic building.

Back across the mezzanine, another double bedroom is a little bit more compact, but makes up for it with a generous range of wardrobes and storage covering the whole end wall. Serving the pair, the main bathroom is beautifully presented, and well-appointed with a very smart, modern white suite.





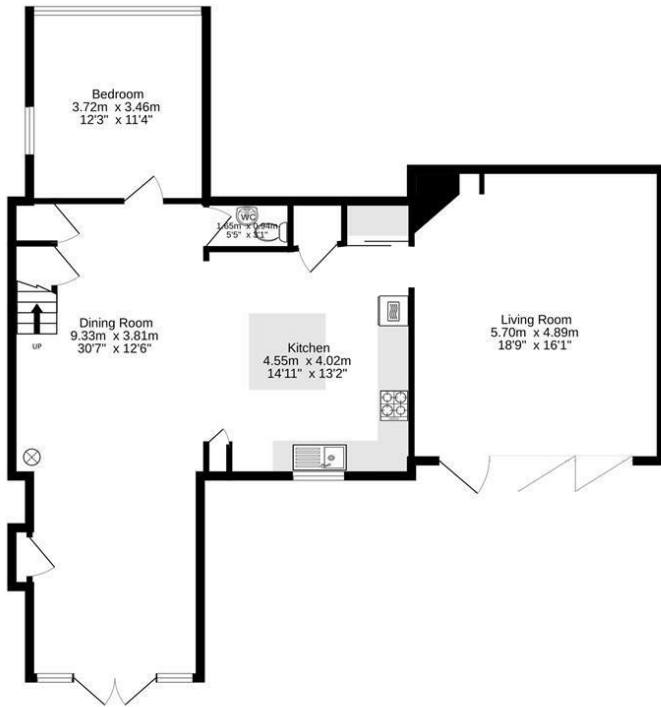
As one would hope, the principal suite is tucked away at the end of the landing behind its own door, assuring great privacy. This is a fine bedroom. With both a window and two rooflights, it's light in most weathers. And a wide range of cupboards ensures there's plenty of floor space for the extras such as an easy chair or blanket chest that so rarely find room. There's a stylish en-suite serving this room, with a floor-level walk-in shower.

Both the development and the house enjoy wonderful, peaceful open space that's very appealing. To the front of the development, a smart stone wall neatly separates farmyard from lane. The buildings are set some distance away from one another to left and right, with a wide gravel driveway running down between the ample front gardens. Outside the house a gravel parking area is plenty for several cars, with more general space just adjacent or on the lane outside.

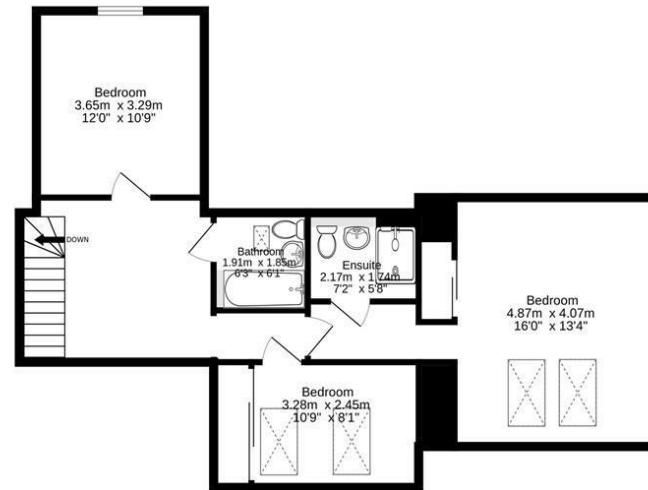
A path separates the drive from the lawn, on the other side of which is a discreet timber bin store. There's also a small shed for lawnmower, etc just in front of a larger hedge that completely hides the terrace from prying eyes. Broad, immaculate, secluded, it's a wonderful sun trap perfect for relaxed outside dining, or just a quiet spot for a good book.



Ground Floor  
95.7 sq.m. (1031 sq.ft.) approx.



1st Floor  
67.2 sq.m. (723 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 162.9 sq.m. (1754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Huge character
- Further reception & mezzanine
- Three further bedrooms
- Excellent condition
- Smart kitchen with island
- Pretty gardens
- 30 ft vaulted living room
- Principal bedroom & ensuite
- Driveway plus EV charging

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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