



Carswell Marsh, Oxfordshire

Carter Jonas

THE OLD DAIRY, RAGNELL BARN, CARSWELL MARSH, FARINGDON, OXFORDSHIRE. SN7 8JN

Kitchen/dining/sitting room • snug/playroom • utility/ boot room • 3 bedrooms • 2 bath/shower rooms • double carport • garage/store • private gardens, communal courtyard and paddock with a variety of fruit trees and a wildlife pond.

DESCRIPTION

Converted in 2018 Ragnell Barns are a group of five beautifully converted barns set around a communal courtyard in this idyllic location. They are a fine example of Listed Grade II Model Farm barns, built in the 1880's by Major West, a director of the Great Western Railway and owner of the Barcote Estate. The brick-built buildings were designed for housing livestock as well as the storage of corn and fodder. It is believed that part were also used for accommodation for the estate workers.

The Old Dairy is an impressive single storey conversion, converted to a high standard and providing stylish and particularly light accommodation. It enjoys a lovely outlook over its own private garden and the surrounding countryside and benefits from a double car port and a garage/store.

The front door opens from the attractive communal courtyard into the entrance hall with vaulted ceiling and sky lights. The accommodation is arranged in an L-shape with the three double bedrooms (1 en-suite) all with fitted wardrobes, and the family bathroom arranged together, with the living areas ideally situated enjoying an outlook over the gardens. The Snug/playroom with oak flooring provides the flexibility for several uses, whilst the impressive kitchen/dining/sitting room provides a fabulous open plan everyday living and entertaining space with limestone flooring, French doors opening to the terrace and the benefit of a wood burning stove in the sitting area. The kitchen has a range of fitted units with integrated appliances, oak surfaces, and a large island unit. In addition, there is a useful utility/boot room with direct access to the garden.

A STYLISH BARN CONVERSION SET IN AN IDYLIC LOCATION SURROUNDED BY OPEN COUNTRYSIDE AND YET WITHIN EASY ACCESS OF OXFORD, SWINDON AND ROAD AND RAIL LINKS TO LONDON







OUTSIDE

The garden is a particular feature providing a most attractive setting backing onto the communal paddock and wildlife pond. There is a further small garden with sitting area leading off the bedrooms.

SERVICES: Mains electricity and water. Private drainage system, oil fired central heating. Highspeed broadband.

SERVICE CHARGES apply to cover shared drainage and associated expenses related to communal land.

Tenure: Freehold with vacant possession on completion.

LOCAL AUTHORITY: Vale of White Horse

COUNCIL TAX: Band F

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

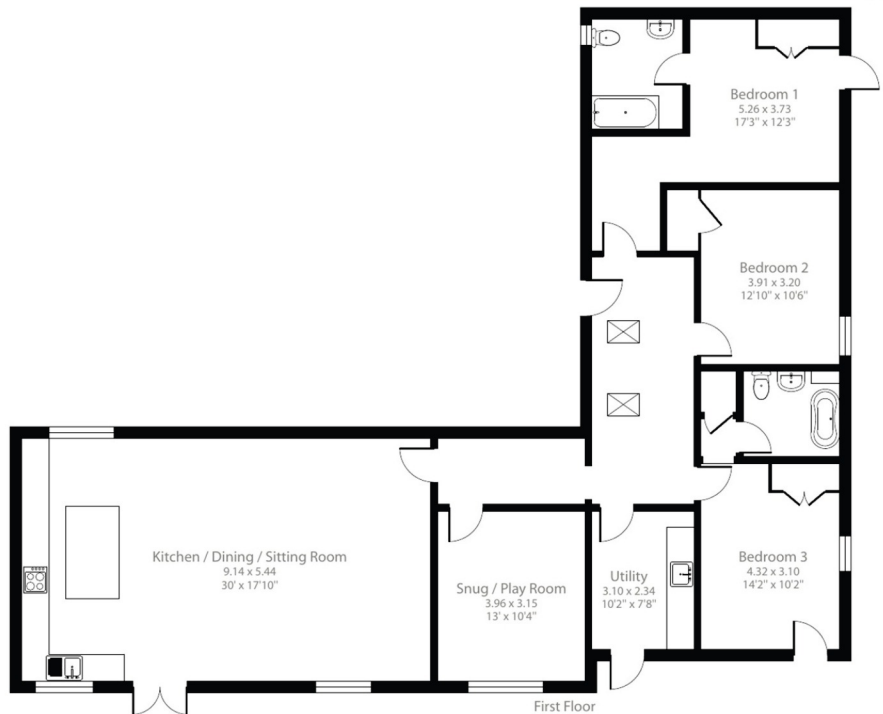


DIRECTIONS From the Oxford ring road take the A420 towards Swindon. Continue straight over the Kingston Bagpuize/Witney roundabout and past the turnings to Buckland and Bampton. Then opposite the Carswell Golf Club, turn right signposted St Hugh's School. Continue past the school and out in to open countryside until you come to the end of the road and turn left into Carswell Farm and Ragnell, continue for a short distance to Ragnell Barns.



Ragnell Barns, Carswell Marsh, Faringdon, SN7

Approximate Area = 1585 sq ft / 147.2 sq m
For identification only - Not to scale



First Floor



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Carter Jonas. REF: 996047



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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