



Gidley Way

Horspath, Oxfordshire OX33 1TE

Carter Jonas

WAYS BARN, GIDLEY WAY, HORSPATH, OXFORD OX33 1TE

Open plan family/dining/kitchen with Aga · 2 further receptions · Utility room · Principal bedroom with dressing & ensuite · Guest bedroom with ensuite · 3 further bedrooms · Double garage · Large garden

DESCRIPTION

Situated on the edge of the village of Horspath, this most attractive property offers a fabulous family home with spacious accommodation of 3,197 Sq. ft. providing five bedrooms and a generous living space. The house is complemented by mature gardens, a double garage and a gated driveway providing ample parking space.

The property's entrance hall with cloakroom off, leads into the central open space of the main living area. An impressive light and airy space forming the hub of the house with access to the garden, perfect for everyday living and entertaining. Part divided from the family/dining room, the country style kitchen with Aga has a range of units with integrated appliances to include a recently fitted electric oven and hob. In addition, there is a spacious sitting room with wood burning stove and French doors to the garden and a tv room/study arranged off the kitchen. A useful utility/boot room has direct access to the front of the house. At first floor level is the principal bedroom with dressing room and en-suite bathroom, a guest bedroom with en-suite shower room, three further bedrooms and a shower room.

OUTSIDE

The property is approached via a gated gravel driveway leading to the front of the house and providing ample parking space for several vehicles. The house and gardens provide an attractive setting with the garden wrapping around the house on two sides, principally laid to lawn with mature shrubs and trees and a large terrace ideal for al-fresco dining, arranged off the family/dining room.

A SUBSTANTIAL AND ATTRACTIVE BARN CONVERSION IN A RURAL LOCATION ON THE EDGE OF THE VILLAGE WITH EASY ACCESS INTO OXFORD.



SITUATION

Horspath is an attractive village, bordering the open spaces of Shotover Country Park, yet within easy reach of the city of Oxford which is approximately 4 miles distant. The village of Horspath has a good range of local amenities including a convenience store, church, pub, brewery, vineyard and a highly regarded primary school. For the sports enthusiasts, there is a thriving cricket club, football club, Oxford City Athletics Club and Oxford Harlequins RFC. An hourly bus service runs to the city of Oxford, which offers an extensive range of cultural, shopping and entertainment facilities. Ways Barn is perfectly located for an excellent selection of preparatory and independent senior schools.

ADDITIONAL INFORMATION

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

Directions: Sat Nav: OX33 1TE

What3words: ///mermaids.knitted.riverboat



Ways Barn, Oxford
 Main House gross internal area = 3,197 sq ft / 297 sq m
 Garage gross internal area = 330 sq ft / 31 sq m
 Total gross internal area = 3,527 sq ft / 328 sq m



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 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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