



Murcott  
Kidlington, Oxfordshire

Mark David  
ESTATE AGENTS



# MURCOTT

KIDLINGTON, OXFORDSHIRE

*A Rarely Available Detached Stone Barn Conversion Set In Over a Quarter of an Acre of Garden with Countryside Views and A Detached Double Car Port with Annexe Above and Detached Stable Block*

## GROUND FLOOR ACCOMMODATION

Recessed Porch to High Glazed Front Door To

**Entrance Hall** – Balustraded Staircase to First Floor Level with Understairs Recess, Exposed Beam Ceiling, Exposed Stone Floor

**Cloakroom** – Comprising of White Suite of Low Level WC, Pedestal Hand Wash Basin, Tiled Floor, Double Glazed Window to Front Aspect

**Sitting Room** – Attractive Log Burning Stove with Oak Surround and Stone Hearth, Exposed Beam Ceiling, Exposed Wooden Floor, Double Glazed Picture Window to Front Aspect, Double Glazed Arrow Window to Front Aspect, Double Glazed French Doors To

**Sunroom** – A Stone and Double-Glazed Construction with Tiled Floor, Views Over the Garden and Neighbouring Field

**Dining Room** – Double Glazed Window to Side and Rear Aspect, Double Glazed Arrow Window to Front Aspect, Exposed Wall and Exposed Timbers. Exposed Beam Ceiling

**Kitchen / Breakfast Room** – Fitted with A Range of Pine Wall and Base Units with Inset Butlers Sink, Dresser. Part Tiled Walls, Integrated Rangemaster Electric Cooker with Extractor Hood Above, Integrated Dishwasher. Tiled Floor, Double Glazed Window to Rear Aspect, Exposed Beam Ceiling, Door To

**Utility Room** – Fitted with Stainless Steel Sink Unit with Cupboards Under. Range Of Matching Wall and Base Units with Worksurfaces, Part Tiled Walls, Plumbing for Washing Machine and Tumble Dryer, Freestanding Oil Central Heating Boiler, Tiled Floor, Exposed Beam Ceiling, High Glazed Door To

**GUIDE PRICE £1,000,000**





## FIRST FLOOR ACCOMMODATION

**First Floor Study / Landing** – Double Glazed Velux Window to Front Aspect, Built in Airing Cupboard, Access to Loft Space

**Master Bedroom** – Double Glazed Window to Side Aspect with Views Over Open Fields and The Countryside Beyond. Range Of Built in Wardrobes with Further Space in The Eaves Beyond.

**Adjoining Bathroom** – Comprising of Free-Standing Roll Top Bath with Decorative Feet, Separate Shower Cubicle, Pedestal Hand Wash Basin and Low-Level WC. Amtico Floor, Double Glazed Velux Window to Rear Aspect, Built in Cupboard, Part Tiled Walls

**Bedroom 5 / Dressing Room** – Double Glazed Window to Front Aspect

**Bedroom Two** – Double Glazed Floor Level Window to Front Aspect, Double Glazed Velux Window to Rear Aspect

**Bedroom Three** – Double Glazed Floor Level Window to Front Aspect

**Bedroom Four** – Double Glazed Floor Level Window to Rear Aspect

**Family Bathroom** – Comprising of Panel Bath with Separate Corner Shower Cubicle, Pedestal Hand Wash Basin, Low Level WC. Part Tiled Wall, Double Glazed Velux Window to Rear Aspect

## OUTSIDE

The Property Is Approached Through a Par of Attractive Wrought Iron Gates to A Large Gravel Driveway with Ample Parking for Numerous Vehicles.

Detached Double Car Port with Accommodation Above - This Has Previously Had Planning Permission (Expired July 2023) To Convert into A Separate Two Bedroom Detached Dwelling. Currently There Is a Bedroom / Sitting Room, Kitchenette Area and Shower Room That Are Located Above the Double Bay Car Port.

Detached Stable Block, Two Stable and A Tack Room with Light and Power. Opportunity to convert into a home office/gym.

The Gardens Then Leads to The Rear of The Property with Adjoining Fields and Countryside Views with Paved Patio Area, Extensive Lawn with Well Stocked Flower and Shrub Beds, Borders with Garden Pond and Water Feature. There Is Outside Lighting and Tap.

## SITUATION & AMENITIES

Murcott is a delightful North Oxfordshire village located between Oxford and Bicester. It is the home to a Church and a Michelin Star public house called The Nut Tree Inn, which is a mid-15th century thatched building.

Murcott is also located on the edge of the Otmoor Nature Reserve (the largest RSPB wetland in the UK).

In the immediate surrounding villages there are several good pubs and restaurants as well as local shops in Islip, Ambrosden and Arncliffe. Bicester Village, the designer outlet shopping centre, is just over 6 miles away.

Primary Schools can be found in Charlton on Otmoor and Islip and there is an excellent selection of secondary schools in Bicester, Oxford and Banbury.

## DISTANCES

Kidlington c. 7 miles

Bicester c. 7 miles

Oxford c. 14 miles

London c. 60 miles

Birmingham c. 74 miles

M40 access c. 2 miles

London via Bicester c. 43 minutes

London Paddington via Oxford c. 1 hour





#### SERVICES

The property has oil central heating throughout. Mains drainage, water and electricity are also connected to the property

#### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE: Freehold

#### LOCAL AUTHORITY

Cherwell District Council  
Council Tax Band: G

#### VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington 01869 338898

#### BUYERS PURCHASE FEE:

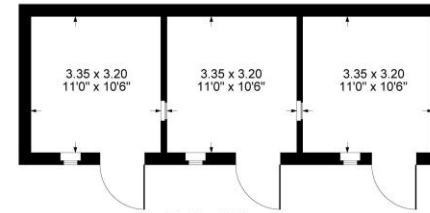
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

**Please note that the vendor of this property is an employee of Mark David Estate Agents Ltd. In accordance with the Estate Agents Act 1979, this relationship is disclosed to ensure full transparency. All interested parties are advised of this connection prior to any negotiations or agreement.**

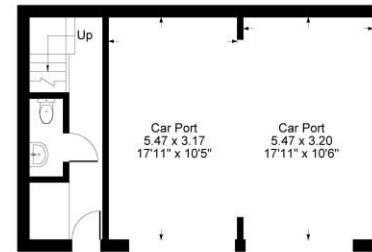




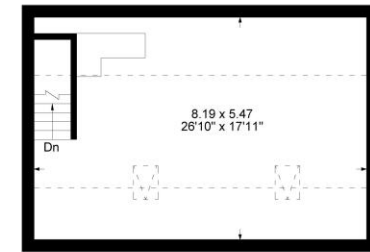
Approximate Gross Internal Area  
Ground Floor = 133.22 sq m / 1434 sq ft  
First Floor = 119.19 sq m / 1283 sq ft  
Carport Ground Floor = 46.33 sq m / 499 sq ft  
Carport First Floor = 44.79 sq m / 482 sq ft  
Outbuilding = 33.16 sq m / 357 sq ft  
Total Area = 376.69 sq m / 4055 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



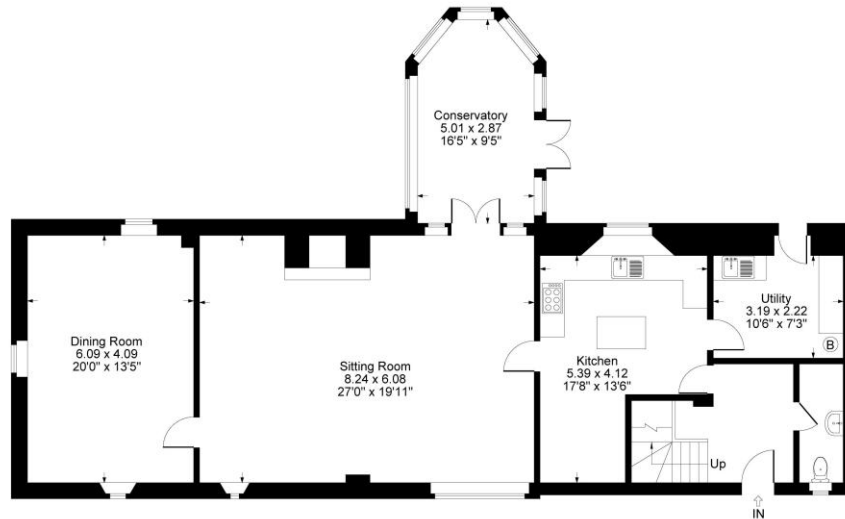
Outbuilding



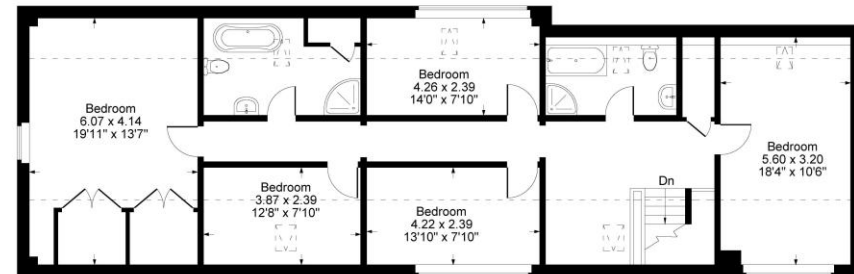
Carport Ground Floor



Carport First Floor



Ground Floor



First Floor

# Mark David

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