

THE THATCHED BARN

GUIDE PRICE

£1,500,000

An impressive Grade II listed barn conversion, nestled within the picturesque village of Sunningwell

ADDRESS
The Thatched Barn
Church Farm
Sunningwell, Abingdon,
OX13 6RH

LOCAL
The Flowing Well, Sunningwell
The White Hart, Fyfield
The Fox Inn, Boars Hill

**TOWNS
& TRAIN
STATIONS**
Abingdon 3 miles
Oxford 4 miles
Didcot Parkway Station 9.8 miles ➡
London Paddington from 36 mins
Oxford Parkway Station 10 miles ➡
London Marylebone from 55 mins

THE
COUNTRY
HOUSE
DEPT.

51°42'08.3"N 1°16'59.3"W



ABOUT THIS HOUSE

GENERAL

4
BEDROOMS

SERVICES Mains electricity, water, gas and drainage.
Gas central boiler.
Fibre broadband by Gigaclear

4
BATH/SHOWER
ROOMS

EPC Exempt

4
RECEPTION
ROOMS

COUNCIL TAX H

**LOCAL
AUTHORITY** Vale of the White Horse
01235 520202

HOUSE AND GROUNDS

Tucked away in a secluded spot within Sunningwell, sits the beautiful Grade II listed Thatched Barn. The stunning timber clad, thatched structure sits within the grounds as though it is a part of its surroundings. Originally dating from the early 18th Century the property is ingrained with charm, culture and character, yet despite its historic roots, The Thatched Barn offers superb modern living.

As can be the nature of a barn, there is a double storey vaulted ceiling in the main reception room with a cleverly built-in gantry with two reception rooms floating above, allowing all of these rooms to be connected within this magnificent space. Masses of natural light flood the entire house owing to large glazed elevations.

There are four bedrooms, all of which are ensuite, the highlight being the substantial and impressive master bedroom.

The property sits around a stunning and secluded central courtyard which leads directly from the sitting room, master bedroom and the kitchen. The kitchen is a beautiful room, which is again flooded with natural light and fantastic views over the central courtyard. The gardens of approximately 0.7 of an acre have been beautifully designed and looked after and include a large lawned area as well as a superb south facing terrace. Beyond the gardens are woodland and open fields.





ABOUT THIS AREA

OUR THOUGHTS ON SUNNINGWELL

Sunningwell is an attractive village that sits in the heart of the Oxfordshire countryside. Almost equidistant from Oxford and Abingdon, this rural tranquil is easily accessible and very well connected. Both Didcot Parkway and Oxford Parkway Train Stations are within easy reach and offer fast connections to London Paddington and London Marylebone.

The Sunningwell C of E Primary School has been rated Good by Ofsted and there is a wealth of choice in the area for senior schools as well as numerous private schools including Abingdon Prep and Senior School, The Manor Prep School, Chandlings Prep School, St. Helen's and St. Catherine's, Radley and St Edwards Oxford, to name a few.

This historic and beautiful village is lucky to have a thriving pub and the Sunningwell School of Art adds a touch of the creative and cosmopolitan.







Dining Room



Sitting Room

Exposed oak beams provide character throughout the home



Master Bedroom





Courtyard Garden



Snuggly



Terrace

Large south facing patio and garden
soaks up the sun all afternoon and evening



FLOOR PLAN

317.2 sq m / 3,414 sq ft

TOTAL

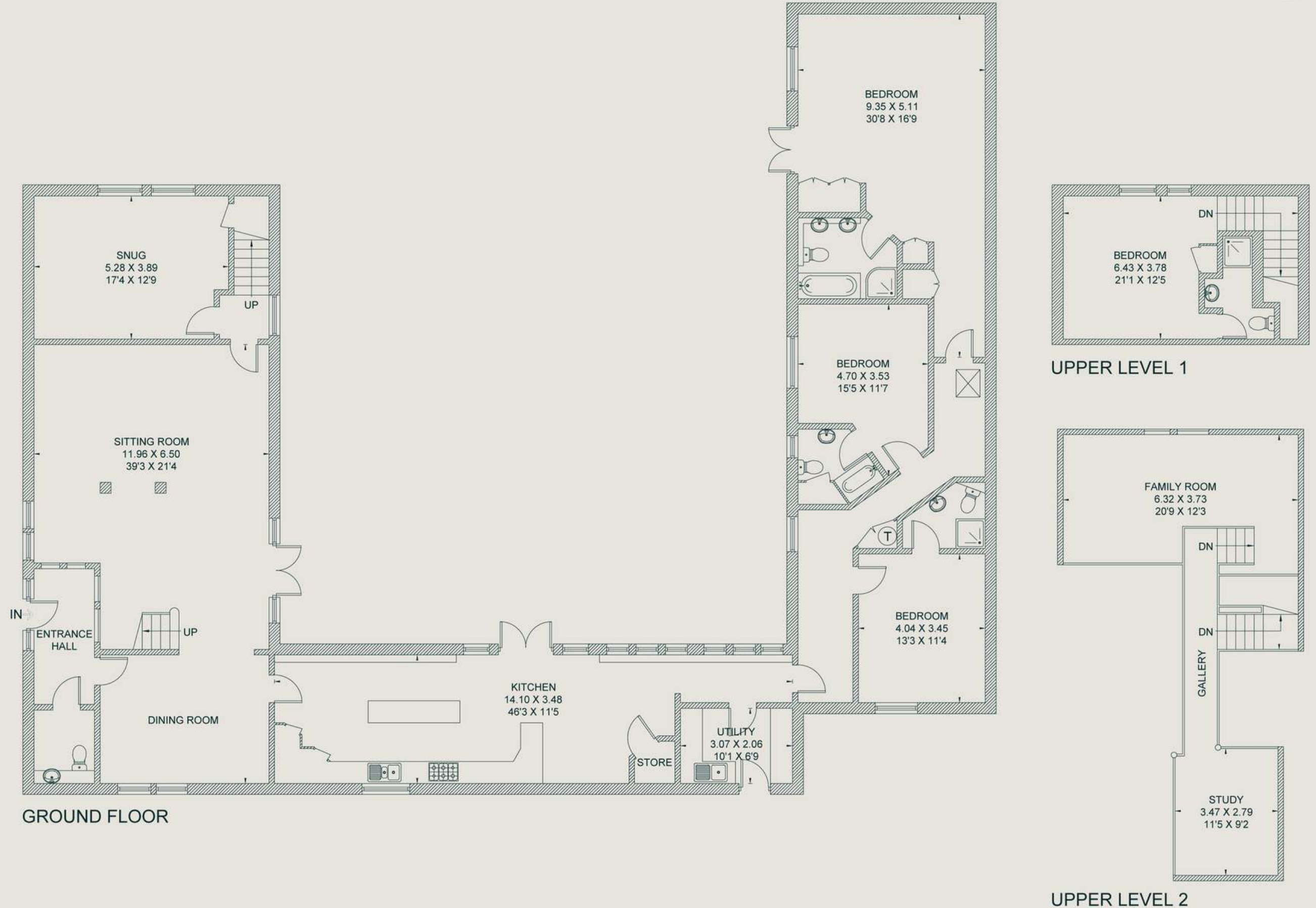
For identification purposes only.

AGENT'S NOTE

Planning consent was granted in May 2018 for an oak framed, detached two bay garage. Planning reference P18/V0825/HH

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken in March 2021. Particulars prepared in March 2021.

Approximate Floor Area = 317.2 sq m / 3414 sq ft
(Including Mezzanine)



AREA GUIDE

Oxfordshire

51°28'52.6"N 1°05'32.2"W

WALKING Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths

EATING OUT Le Manoir aux Quat'Saison

Described as “a twist of imaginative genius”, Raymond Blanc’s vision for Le Manoir aux Quat’Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

EVENT Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July

DAY OUT Blenheim Palace

Blenheim Palace, a monumental country palace in Woodstock. The palace, one of England’s largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



Blenheim Palace

SPOTLIGHT

From the Riverside glamour of Henley in the South to Banbury’s glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country’s finest restaurants and retreats, including Raymond Blanc’s two Michelin starred Le Manoir aux Quat’Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.



Wittenham Clumps

THE
COUNTRY
↔ HOUSE
DEPT.

Andrew Russell

andrew@thecountryhousedepartment.com

Ben Bentley

ben@thecountryhousedepartment.com

The Country House Department Limited
John Eccles House
Robert Robinson Avenue
Oxford, OX4 4GP

T 01865 338 300

E info@thecountryhousedepartment.com

W thecountryhousedepartment.com