



# Greenhill Farm Barn

Banbury

Guide Price **£2,600,000**

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## Greenhill Farm Barn

Sutton Under Brailes, Banbury

An attractive Cotswold stone range of barns converted with quality materials to create a generously proportioned four bedroom family home in 1.6 acres and with exceptional uninterrupted views.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Edge of village location with uninterrupted views over the rolling North Cotswold hills
- Paddock and stabling allowing equestrian potential
- Vast double height Aga kitchen with seating and dining areas
- Grand high ceiling reception room with open fire
- Four double bedrooms and three bathrooms
- Gated gravel driveway with ample parking and garage

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### Reception Hall

The generous reception hall with reclaimed flagstone floor, period doorcases and an abundance of natural light flows through to the generous dining area with a range of windows giving the space the feel of a conservatory overlooking the garden. A wide solid Oak staircase takes us to the first floor bedrooms and bathrooms.

### Drawing room

27' 4" x 21' 3" (8.33m x 6.47m)

The large drawing room with feature open fire and stone surround creates a super focal point. French doors open to the garden and provide wonderful views over the Cotswold landscape. High ceilings create a real sense of space whilst the reclaimed parquet floor provides depth and warmth. This is a comfortable yet elegant room.

### Sitting room/study

13' 1" x 14' 4" (3.99m x 4.38m)

This sitting room is currently used as a sizeable home office by the current owners, perfect for home working, study, or even as a studio.

### Cloakroom/WC

Downstairs loo with window to the rear, WC and wash hand basin.

### Billiards room

18' 7" x 21' 5" (5.66m x 6.52m)

A sumptuous reception room currently used for billiards contains a bar, full size English Billiards table, seating and French doors opening to the side of the property making this space perfect for after-dinner entertaining. This room could also serve as a self-contained downstairs suite, a large home office or a more formal dining room.







### **Kitchen/breakfast room**

19' 0" x 33' 11" (5.79m x 10.33m)

This stunning double-height kitchen feels light and bright. With the benefit of an Aga adding farmhouse character the fitted solid wood units, host a good complement of integrated appliances and there is ample space for an American-style fridge/freezer. The matching island unit offers further food preparation space and storage. The accommodation flows into a soft seating area and dining space. One wall is entirely glazed as well as additional windows in the gable end, a door offers access to the driveway. There are exposed beams and hardwood flooring.

### **Landing**

The generous width of the first floor landing allows for additional storage and a sofa. There is a good-sized airing cupboard for linen storage. Flooded with natural light this space allows for a pleasant transition between the first floor rooms and would be the ideal location for a reading nook or small library.

### **Principal bedroom**

21' 3" x 19' 11" (6.48m x 6.07m)

This is a large and comfortable double bedroom with built-in storage and en suite bathroom. Conservation Velux windows offer a view over the surrounding undulating landscape and paddock.

### **En suite bathroom to principal bedroom**

En suite bathroom with heritage roll top bath, wash hand basin and WC.







## GARDEN

Large garden laid to lawn including a raised area with retaining Cotswold stone wall. The raised area contains the mixed flower and vegetable borders laid out in a formal design as well as a formal pond/Rill that runs along the path to the front door acting as a visual guide on to the fabulous far reaching views over the surrounding countryside. There is also a recently re graveled drive way accessed by double gates from the road. The drive wraps around the front of the property between the garden and the field and allows for ample parking including outside the kitchen and utility room access. The drive also leads up to the outbuilding currently laid out as a garage, two stables and store room. The garden is entirely walled with exception of the paddock side. The Paddock allows for direct access to the stables and is surrounded by a wooden post and rail fence. There is further access behind the stables via a five bar gate.

## YARD

## GARAGE

Single Garage

Large garage suitable for a classic car and workshop. In addition to the garage there are two stables and a good sized store room to the rear. The building has a surface area of 694 sq ft.

## EV CHARGING

1 Parking Space

EV charging point situated close to the kitchen parking.

## OFF STREET

12 Parking Spaces

Freshly resurfaced gravel driveway with Cotswold chippings allows for guest parking in comfortable numbers.

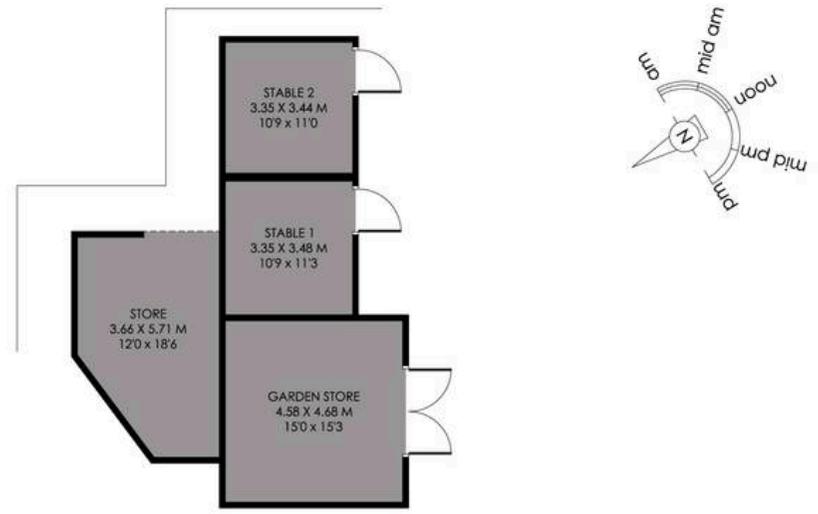




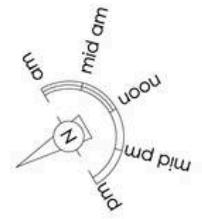




GROUND FLOOR



OUTBUILDINGS



FIRST FLOOR

APPROXIMATE AREA		
GROUND FLOOR	2585 ft <sup>2</sup>	241 m <sup>2</sup>
FIRST FLOOR	1381 ft <sup>2</sup>	128 m <sup>2</sup>
<b>TOTAL ACCOMMODATION</b>	<b>3966 ft<sup>2</sup></b>	<b>369 m<sup>2</sup></b>
OUTBUILDINGS	694 ft <sup>2</sup>	65 m <sup>2</sup>
<b>TOTAL</b>	<b>4660 ft<sup>2</sup></b>	<b>434 m<sup>2</sup></b>

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## Chartwell Noble – Cotswolds

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