

# SYCAMORE FARM BARN

MURCOTT, KIDLINGTON

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Murcott, Kidlington

This stone-built barn conversion has five bedrooms, a stable block, and a carport with an annexe.

Featuring a traditional farmhouse style kitchen and a light-filled living room with exposed beams and floor-to-ceiling windows. There is a triple aspect dining room and sunroom offering views of the garden and fields.

Upstairs, there's a spacious landing, five spacious bedrooms, and two bathrooms, one featuring a roll-top bath.

Outside, the southwest-facing garden includes a patio and lawn. The stable block provides storage, and the carport annexe has potential for conversion. Previous planning permission for a two-bedroom house has lapsed but can likely be renewed.

## GUIDE PRICE

**£1,000,000**



Southwest-facing

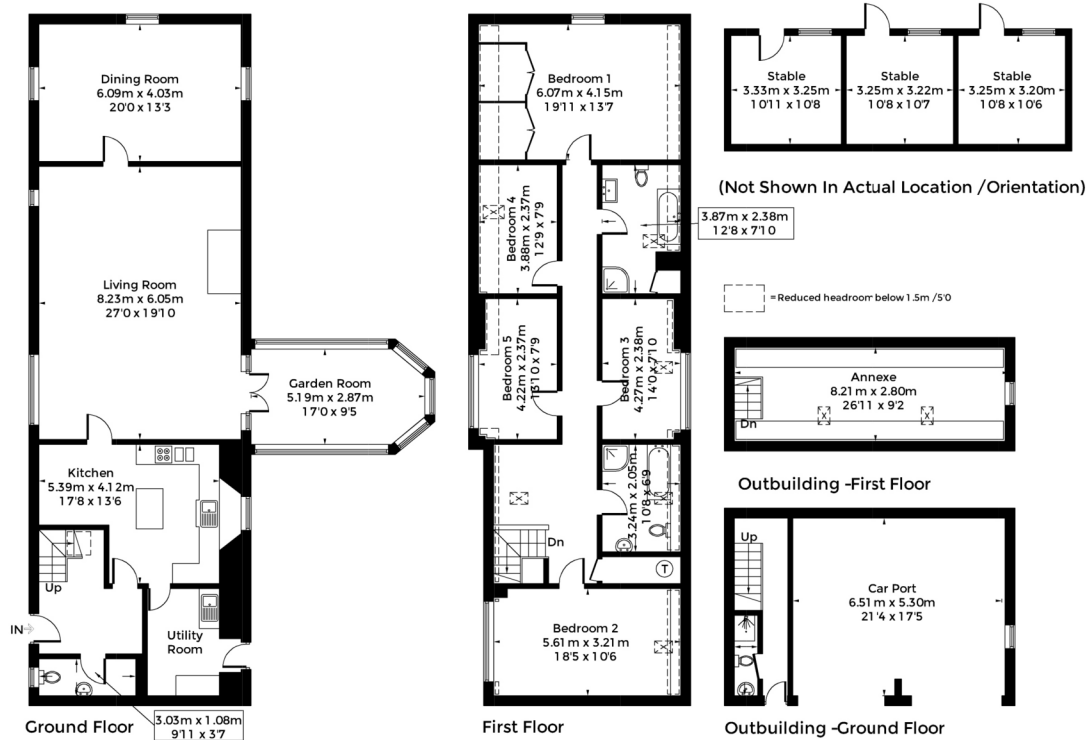








Approximate Gross Internal Area  
Ground Floor = 1 36.4 sq m / 1 468 sq ft  
First Floor = 117.9 sq m / 1 269 sq ft  
Outbuildings = 98.2 sq m / 1 057 sq ft  
Total = 352.5 sq m / 3794 sq ft



**Council Tax:**  
Band G

**Parking:**  
Carport

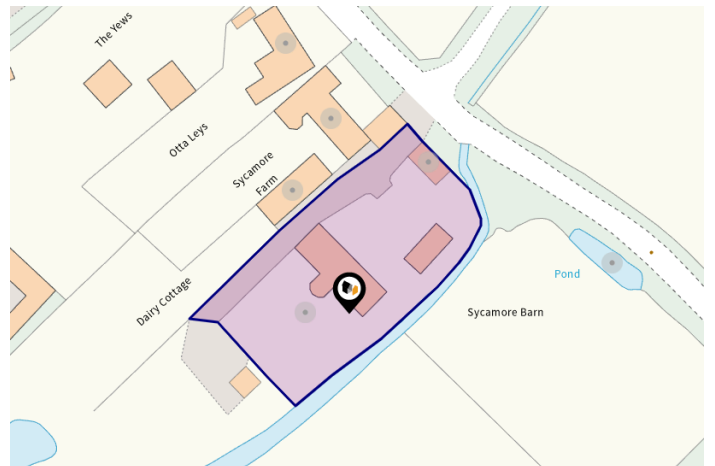
**Local Authority:**  
Cherwell District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# “ LOCATION COMMENT

*Murcott, is one of the historic “seven town” of Otmoor. Murcott is also famed for being the home of The Nut Tree Inn which is a Michelin starred restaurant and public house and there is also a village hall and small church. There is good access to the wide range of schools in Oxford and Oxfordshire, and the A40/M40 provides access to London, the Midlands and north. There are mainline stations at Bicester, Islip and Oxford Parkway giving services to London in under an hour.*





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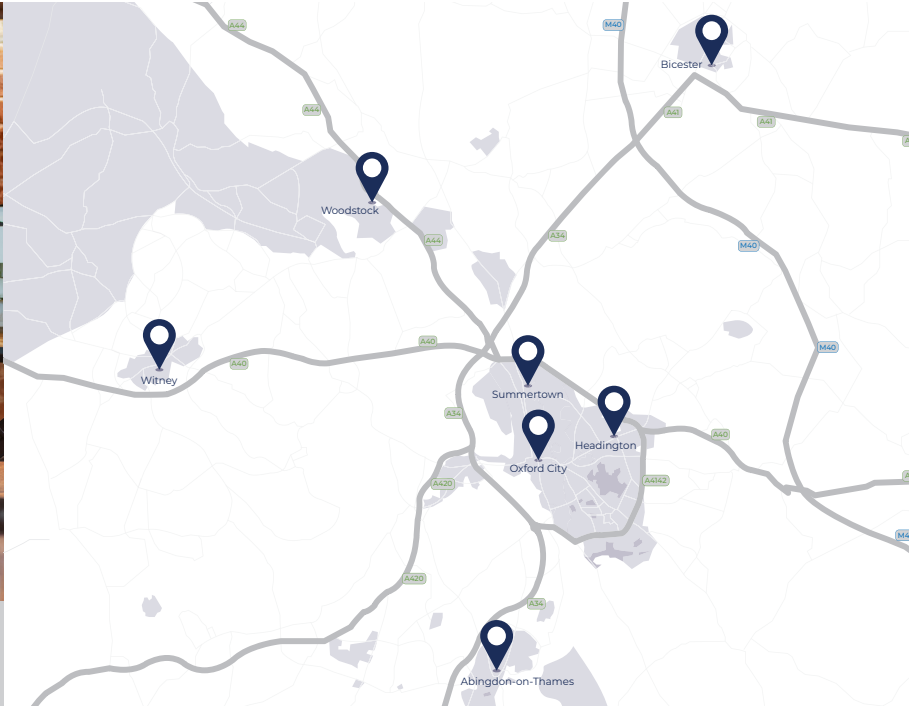
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**FROM LEFT:**  
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