



Grey Barn

WOODFORD ROAD, BYFIELD, NN11 6XD

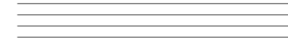
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BY BRECKON



Grey Barn is a contemporary barn conversion set in approximately 1 acre of grounds and surrounded by open countryside. The property offers around 4,400 sq. ft. of high-specification accommodation and features five double en-suite bedrooms and extensive smart-home technology, including multi-zone audio, scene-setting lighting, 13-zone heating control, Wi-Fi, Cat 6 networking and a business-grade broadband system.

Approx Total Area: 5,077sq.ft. / 471.9 sq. m. (including outbuildings)

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The kitchen / breakfast / sitting room is outstanding – it's a double-height, vaulted room that measures over 40 ft by 30 ft and is filled with natural light from rooflights and large windows overlooking the gardens and countryside beyond.



IMAGES FROM LEFT:
Kitchen / Breakfast Room, Kitchen into Seating Area

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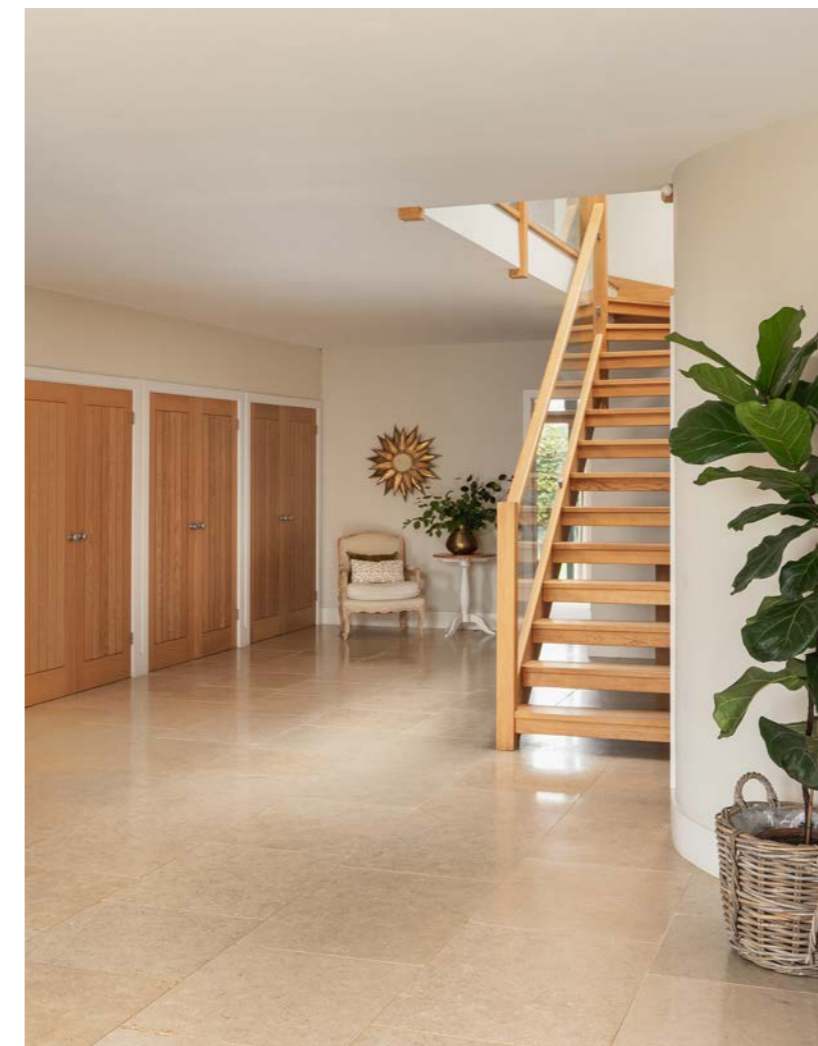
Grey Barn is in immaculate condition throughout and the current owners have made numerous improvements to the property throughout their ownership including the addition of a Stovax wood-burning stove and fitted bookshelves and storage in the kitchen / sitting area as well as building a separate office wing which could easily become a one bedroom annexe, alongside a double car port and storage room. Ground-floor underfloor heating and hot water are supplied by an air-source heat pump.

The bespoke kitchen includes fitted units and a large island with breakfast bar with marbled quartz surfaces. There is a separate reception room accessed off the kitchen which is currently divided into two rooms – a cinema room and a play room. Both enjoy views over the countryside surrounding Grey Barn.



IMAGES FROM LEFT:

Kitchen, Entrance Hall, Utility Room and Sitting Area



The entrance hall features Mandarin Stone flooring and a bespoke oak and glass staircase with LED lighting leading to the first floor which benefits from a beautiful galleried landing. Off the main hallway you'll find four double bedrooms, all en-suite, alongside a guest cloakroom and separate utility room with access to the garden – perfect for storing muddy wellies after a walk across the nearby fields.



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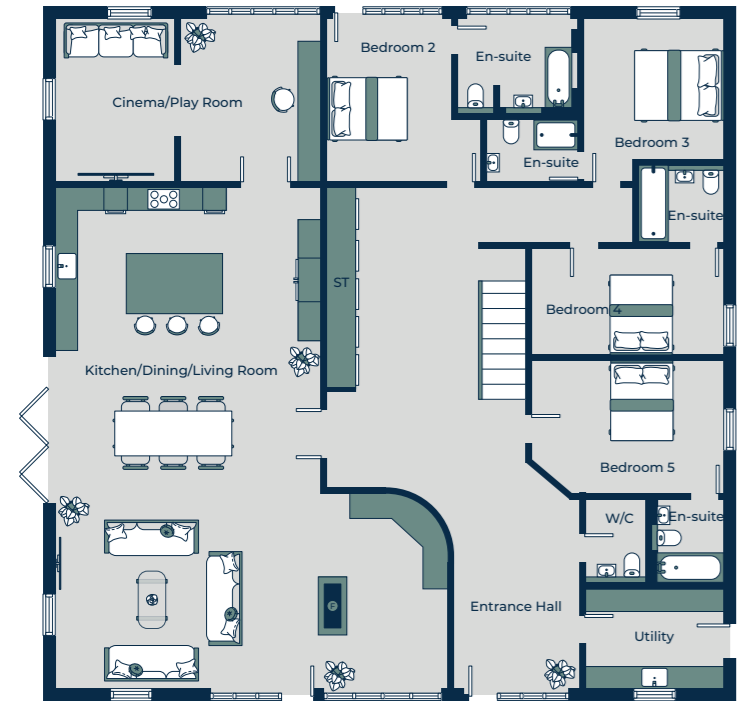


IMAGES FROM LEFT:

Principal Bedroom, Dressing Room, Principal En-Suite, Seating Area, Playroom

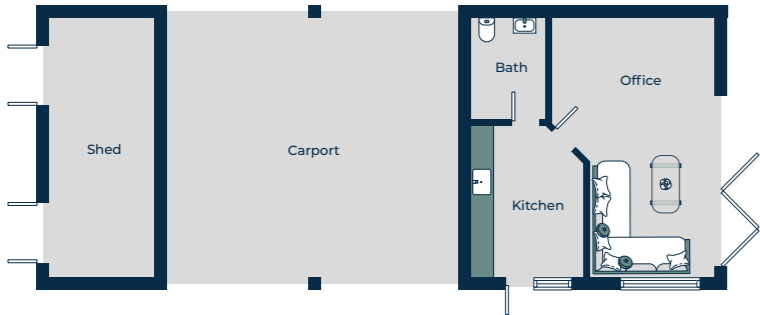


There are four double bedrooms on the ground floor, all with high spec en-suite shower or bathrooms. The principal bedroom is on the first floor and is sensational with walk-in dressing room, en-suite bathroom with separate shower and a large sitting room looking over the galleried landing.



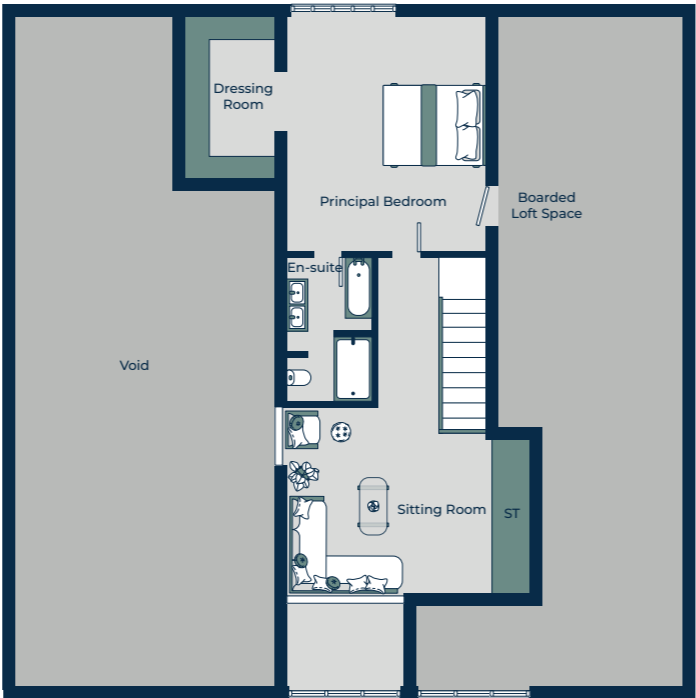
GROUND FLOOR

Kitchen/Living/Dining	13.30m x 10.35m	43'8" x 34'3"
Cinema / Play Room	7.00m x 4.30m	23'2" x 14'2"
Bedroom 2	4.30m x 4.05m	14'2" x 13'4"
Bedroom 3	3.70m x 3.70m	12'2" x 12'2"
Bedroom 4	5.05m x 2.80m	16"7" x 9'2"
Bedroom 5	5.05m x 3.50m	16'7" x 11'6"
Utlity	3.65m x 2.65m	5'0" x 8'8"



OUTBUILDINGS

Office	6.85m x 3.30m	22'6" x 10'10"
Kitchen	4.00m x 3.00m	13'1" x 9'10"
Carport	6.98m x 7.26m	22'9" x 23'8"
Shed	6.85m x 2.76m	22'6" x 9'05"



FIRST FLOOR

Principal Bedroom	6.20m x 5.15m	20'5" x 17'0"
Sitting Room	6.40m x 5.15m	21'2" x 17'0"

IMAGES FROM LEFT:
Bedroom 2, Ensuite to Bedroom 2, Bedroom 3,





IMAGES:
Grey Barn, Patio Areas, Elevated External



The plot itself sits at around one acre and benefits from a private long driveway positioning the property back from the road and offering an incredible level of privacy. The gardens, which are predominately laid to lawn, surround the property. There is access to two patio areas, one of which benefits from an impressive BBQ / outdoor seating area. To truly appreciate this incredible home, viewing is advised.



IMAGES FROM TOP:
Northampton City Centre
Warwick, Local Countryside views
(Everdon Stubbs towards Daventry)



Byfield

The village of Byfield is a thriving Northamptonshire village located almost midway between Daventry and Banbury and is surrounded by beautiful countryside. Byfield boasts a strong sense of community as well as excellent amenities including a primary school with nursery, a medical centre, two village shops with a post office, a petrol station and a public house.

For recreation, villagers enjoy the Brightwell Recreation Ground which includes tennis courts, cricket, football and bowls as well as a busy village hall hosting clubs and regular events.

For schooling, Winchester House School, Beachborough Preparatory School, Stowe School and Tudor Hall School are all within easy reach.

Travel to London and further afield is easy – the property is located just over 10 miles from Banbury railway station which offers direct trains into London Marylebone in just over an hour.

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Ready to view?



get in touch



Chris Dixey
Director

M: 07879 201936
E: chris@breckon.co.uk

Twining House
294 Banbury Road
Summertown
Oxford OX2 7ED
T: 01865 310300

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