



Fernham, Oxfordshire

Carter Jonas



## **WAYLANDS BARN, SILVER STREET, FERNHAM, OXFORDSHIRE, SN7 7NZ**

Open plan double reception room, separate TV/playroom, kitchen/dining/family room, study, utility room, cloakroom, an additional living room/kitchen, 6 double bedrooms (4 en-suite), bathroom, Landscaped gardens with adjoining paddock. In all c.1.48 acres

### **SITUATION AND LOCATION**

The property is situated on the western edge of the village of Fernham, set well back from the main village and overlooking open countryside. The village has an extremely active community with a schedule of events and social gatherings throughout the year. It also has a church that combines as a village hall. The popular Woodman pub is located in the centre of the village and within a short walk. The nearby market town of Faringdon provides a range of amenities including primary and secondary schools. The area is served well for private education with St Hugh's and Pinewood Prep schools both within 10 miles. A regular bus service runs from Faringdon to Oxford and Swindon. The village is approximately 2 miles south of the A420 which leads directly to Swindon and Oxford, where main road and rail links can be found.

### **DESCRIPTION**

Waylands Barn is a stylish and well-appointed barn conversion providing six bedrooms and a generous living space including the flexibility for separate ancillary accommodation. The house enjoys attractive landscaped gardens, an adjoining paddock of c.1 acre, and a gated courtyard entrance with double garage.

Converted in 2006, the house has been designed with much thought and attention to detail with a particular focus on natural light and emphasis to provide a modern, spacious open plan living space perfect for everyday living, entertaining and designed to take advantage of the wonderful views. Whilst retaining the original beams and roof trusses, the remainder of the barn has a very contemporary feel.

## **AN IMPRESSIVE AND CONTEMPORARY 6 BEDROOM BARN CONVERSION WITH AN ADJOINING 1 ACRE Paddock SITUATED IN AN ENVIABLE POSITION WITHIN THE VILLAGE WITH STUNNING, UNINTERRUPTED VIEWS OVER OPEN COUNTRYSIDE TO THE WHITE HORSE HILL**











The property's entrance hall with cloakroom and utility room off, leads into the central open space of the main living area, an impressive space part divided with two sitting areas both with raised fireplaces. The space continues into the kitchen/dining/family room, a lovely family gathering area forming the hub of the house with woodburning stove and direct access to the garden. The kitchen provides a range of fitted units with integrated appliances along with a large island unit with breakfast bar. A further reception room provides the flexibility for a number of uses including an ideal playroom or TV room. Arranged together over two floors at the far end of the house are four double bedrooms (2 en-suite) and the study, all enjoying a wonderful outlook. A fifth en-suite bedroom accessed via a separate staircase from the reception area, provides an excellent guest suite. Completing the accommodation, is a linked additional living room/kitchen with upstairs en-suite bedroom. Currently let as an Air BnB, this is ideal for use either as a granny annexe or living space plus 6th bedroom.

#### OUTSIDE

The property is approached via a gated courtyard providing parking and access to the double garage. The main garden lies to the rear of the house providing a lovely mix of seating areas and established trees and planting. The focal point of the garden is without doubt the uninterrupted views.

## ADDITIONAL INFORMATION

**Tenure** Freehold

**Viewing** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444; E: [oxford@carterjonas.co.uk](mailto:oxford@carterjonas.co.uk)









