



Bletchington, Oxfordshire

Carter Jonas

THE MALT HOUSE, WESTON ROAD, BLETCHINGDON, OXFORDSHIRE OX5 3DH

Kitchen/dining room, utility room, cloakroom, sitting room, 4 bedrooms (2 en-suite), family bathroom, 2 loft rooms.

Two storey annexe

Mature gardens, driveway parking

DESCRIPTION

Situated in a conservation area in the heart of Bletchington and just away from the village Green, The Malt House is a stone built classic Georgian fronted Grade II listed former farmhouse with origins thought to date back to the early 19th Century (Historic England) but with elements dating further back. A sympathetic restoration has taken place of the original farmhouse and a contemporary extension has been added to the rear to create a fabulous family kitchen with bifold doors which open out onto an extensive patio area. The reception hall, with stairs rising to the upper floors, leads the sitting room and ground floor bedroom with ensuite shower room. The upper floors have been cleverly designed with two of the three bedrooms having its own access to a further area; bedroom two has a mezzanine floor and bedroom three has direct access to one of the loft rooms, currently used as a work space with an interconnecting door to a second loft room accessed from the landing. There is much retained character with sash windows, exposed beams and a beautiful stone fireplace with log burner in the sitting room. The kitchen and bathrooms are fitted in a contemporary style which complements the character of the restoration.

The annexe is located at the end of the garden and arranged over two floors, currently being used as a gym on the ground floor and studio on the first where there is also a shower room.

The property is set back from the road with an extensive block paved driveway with stone retaining walls and areas of lawn. The front garden is walled and also houses an extraordinary model village built in stone with accurate models of cottages, churches gardens and a pond.

A CLASSIC GEORGIAN FRONTED GRADE II LISTED HOUSE, SYMPATHETICALLY RESTORED AND EXTENDED AND WITH A SELF CONTAINED ANNEXE, LOCATED IN THE HEART OF THE VILLAGE JUST OFF THE GREEN.







The rear garden is partly enclosed with stone walling and is mainly laid to lawn with a garden store. It extends to approximately 100 feet

LOCATION

Bletchington is a charming and much sought after village situated seven miles to the north of Oxford. There is a thriving community; amenities in the village include a 12th Century church, primary school, nursery, sports field, village hall and a Co-op shop. Woodstock, together with Oxford provide for more extensive facilities and leisure needs. Communications are excellent with the M40 (J9) about four and a half miles away and a train service from either Oxford Parkway (about four and a half miles) or the Bicester stations (about seven and a half miles) with journey times to London Marylebone from about fifty minutes from either. There is also a regular bus service from Bletchington to Oxford and Bicester. The area is well served for schools with a primary school in the village. Sporting and leisure activities in the area include a golf course on the edge of the neighbouring village of Kirtlington. Kirtlington is well known for polo; The Kirtlington Polo Club was started in 1926, in the beautiful setting of Kirtlington Park.. Soho Farmhouse at Great Tew is about thirteen miles away.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agent Carter Jonas - T: 01865 511444



Directions Tenure: Freehold
OX5 3DH All mains services are connected.
Gas fired central heating
Grade II listed
Conservation area.
Broadband and mobile coverage can be checked at checker.ofcom.org
Council tax band F
EPC exempt



**Approximate Gross Internal Area 2202 sq ft - 204 sq m
(Excluding Outbuilding)**

Ground Floor Area 1211 sq ft – 112 sq m
 First Floor Area 594 sq ft – 55 sq m
 Loft Room Area 318 sq ft – 30 sq m
 Mezzanine Area 79 sq ft – 7 sq m
 Outbuilding Ground Floor Area 231 sq ft – 22 sq m
 Outbuilding First Floor Area 209 sq ft – 19 sq m
 Outbuilding Area 97 sq ft – 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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