



Cassington Road, Yarnton

Carter Jonas

NEW BARN 135 CASSINGTON ROAD YARNTON OX5 1QD

Within easy reach of both Woodstock & Oxford
4 bedrooms, 4 receptions & 2 bathrooms
Accommodation layout ideal for multi-generational living
Double garage & gated private parking

DESCRIPTION

A welcoming reception hall with staircase and cloakroom sets the tone for the home's character and space. The sitting room is beautifully balanced, featuring a central open fireplace with a stone surround and mantelpiece, and a striking full-height window offering views over the gardens.

The dining room boasts a high ceiling with exposed beams, creating a wonderful sense of space and light—perfect for entertaining. The kitchen breakfast room is well-appointed with a range of fitted cabinets, ample space for appliances, and room for a breakfast table and chairs.

The lower ground floor houses a self-contained annexe, interconnected with the main house, offering excellent flexibility. It includes: a sitting room (currently used as a home office) with built-in shelving and sliding patio doors to the garden; a garden room with further patio access; a double bedroom with dual-aspect windows; a modern bathroom with a large walk-in shower, wash basin, and WC. This space is ideal for guests, extended family, or as a private retreat.

Bedroom one is a spacious double with fitted dressing table and drawers. Bedroom two is a double room with mirrored fitted wardrobes. Bedroom three is another double with fitted wardrobes and dual-aspect windows. The family bathroom comprises a bath, wash basin, and toilet.

A SUBSTANTIAL STONE BARN CONVERSION WITH VERSATILE LIVING SPACE AND SELF-CONTAINED ANNEXE, IDEAL FOR MODERN FAMILY LIVING OR MULTI-GENERATIONAL USE. FURTHER COMPLIMENTED BY LANDSCAPED GARDENS AND GARAGING







OUTSIDE

The property is approached via a private gravel driveway, shared with adjoining properties, and accessed through double wooden gates leading to a tarmac drive with ample parking and a double garage with power connected.

FURTHER INFORMATION

Council Tax: Band G

Tenure: Freehold

Services: Mains water, sewerage and electricity

Oil fired central heating

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk Ofcom states Ultrafast broadband is available to the property.

ADDITIONAL INFORMATION

Tenure Freehold

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

Directions OX5 1QD

wht3words:/// roughest.occupy.nuns





**Approximate Gross Internal Area 1844 sq ft - 172 sq m
(Excluding Garage)**

Ground Floor Area 1277 sq ft – 119 sq m

First Floor Area 567 sq ft – 53 sq m

Garage Area 257 sq ft – 24 sq m



Ground Floor

First Floor



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.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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