



Formerly an 18th century stone-built barn, Foxhill Barn has been carefully converted to offer flexible, and contemporary living space, on an enviably private plot, surrounded by open countryside, whilst still being a short drive to excellent commuter links and amenities.

Tucked away in an enviable position amidst the rolling Oxfordshire countryside, Foxhill Barn is an exceptional detached barn conversion offering complete privacy, uninterrupted rural views and an inspiring lifestyle opportunity. Hidden away from the main village between the sought-after villages of Souldern and Fritwell.

Formerly a derelict agricultural barn, the property has been transformed into a striking contemporary home that successfully balances open-plan living with warmth, comfort and character. Designed around the stunning central living space, the barn embraces modern country living with an abundance of natural light and extensive glazing that frames the surrounding countryside from almost every angle.

A stunning entrance hallway, which takes in the far reaching countryside views the moment you enter leads to the heart of the home with a spectacular open-plan living, dining and kitchen area, where full-width bi-folding doors seamlessly connect the interior with the expansive timber terrace beyond.

Whether entertaining family and friends around the large kitchen island, or enjoying peaceful evenings beside the wood-burning stove, every aspect of the home has been designed to celebrate its exceptional setting. The generous proportions provide clearly defined spaces whilst maintaining an effortless flow throughout, creating an atmosphere that is both impressive and inviting.

Leading off the central living space are a number of versatile rooms that provide flexible accommodation to suit a variety of lifestyles. Bedrooms, reception rooms,

home office space, a media room, or hobby rooms can all be configured to meet the changing needs of modern family life, making Foxhill Barn as practical as it is beautiful.

Outside, the extensive decked terrace stretches across the rear of the property, making for the perfect space for outside entertaining.

The gardens blend naturally into the surrounding countryside, and seating areas around the property allow you to make the most of the ever-changing rural landscape, which provides a spectacular backdrop throughout the seasons.

A particularly valuable feature is the opportunity to have a self-contained annexe, offering outstanding flexibility for multi-generational living, independent guest accommodation or the opportunity to generate additional income through holiday letting or long-term rental, subject to any necessary consents.

Despite it's secluded location, Foxhill Barn remains exceptionally well connected. The nearby villages of Souldern and Fritwell offer welcoming community life, village pubs and local amenities, whilst the thriving market towns of Bicester and Banbury provide an excellent selection of shopping, restaurants and leisure facilities.

For commuters, junction 10 of the M40 is only a short drive away, providing direct access to Oxford, Birmingham and London. Rail services from Bicester North, Bicester Village and Banbury offer regular services into London Marylebone, making the property an ideal countryside

retreat for those seeking connectivity without compromising on peace and privacy.

Families are equally well served by an excellent selection of highly regarded schooling, including primary schools in the surrounding villages together with renowned independent schools such as Tudor Hall, Bloxham School, Winchester House, Stowe School and The Carrdus School, all within comfortable driving distance.

Foxhill Barn presents a rare opportunity to acquire a bespoke countryside home where contemporary architecture, flexible accommodation and complete rural seclusion combine to create an exceptional place to live.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Accommodation Comprises:

Large Entrance Hallway, Principal Bedroom With Dressing Room, and En-Suite Bathroom, 2 Further Double Bedroom With En-Suites, 4th Bedroom, 5th Bedroom/Media Room, Study, Dining Room, Kitchen/Breakfast/ Room, Sitting Room, Cloakroom, Kitchenette, Boiler Room, Family Bathroom.

Freehold Property

Mains Water

Drainage -Tricel Treatment Sewage Plant

Mains Electric

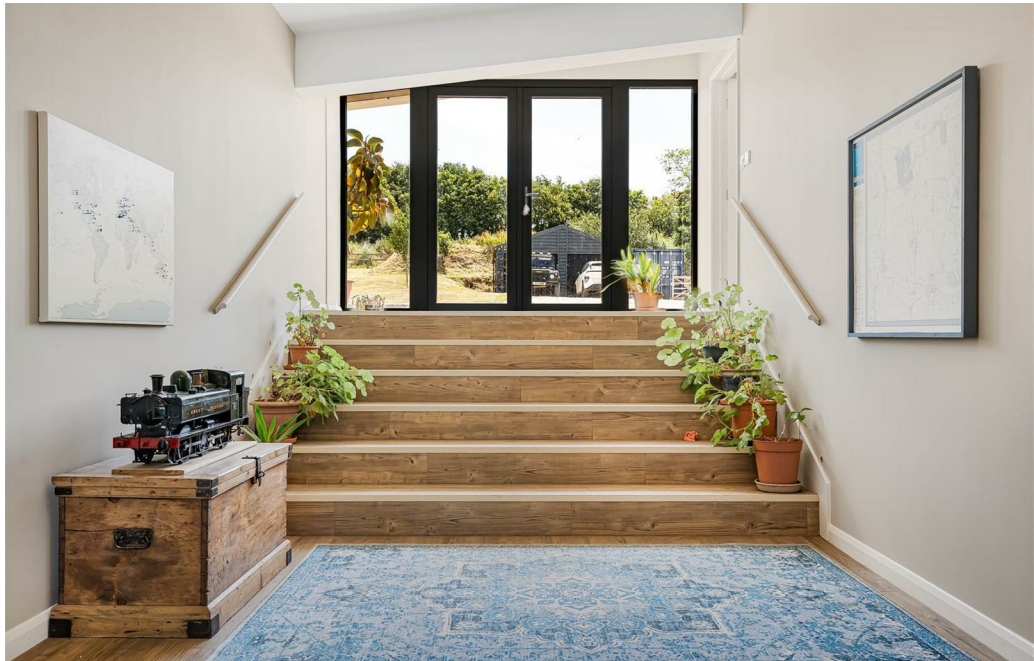
Electricity Powered underfloor Heating

Stone-Built

Local Authority - CDC

Council Tax Band - G





Ground Floor 268.9 sq.m. (2895 sq.ft.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		40	46
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 268.9 sq.m. (2895 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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