



16 Fifield Barns
Benson, Oxfordshire, OX10 6EZ



JAMESGESNER
- ESTATE AGENTS -



**16 Fifield Barns
Benson
Oxfordshire
OX10 6EZ**

OIEO £800,000 FREEHOLD

A rather special offering, this mid-18th century converted barn is a home that reveals its scale and character gradually, rewarding closer inspection with an impressive sense of space and heritage. Tucked within an exclusive quadrangle development created in 1994, the property enjoys a delightful position overlooking a central courtyard framed by manicured lawns.

Approached via a private drive, there is an immediate sense of arrival, with generous parking to the front and additional access leading behind the barns to a double garage and further private parking.



Occupying a desirable south-west facing corner plot between the well-regarded villages of Benson and Ewelme, the barn extends to nearly 3,000 sq ft, substantial accommodation arranged thoughtfully across three floors.

The ground floor sets the tone with a welcoming entrance porch leading into a reception hall laid with traditional quarry tiles. From here, the accommodation flows naturally: a comfortable lounge, a useful utility room, and a ground floor shower room provide everyday practicality, while the heart of the home is undoubtedly the impressive 28-foot open-plan kitchen/dining space. This room is designed for both family living and entertaining, with doors opening directly onto the courtyard, seamlessly connecting indoor and outdoor spaces.

Upstairs, the first floor offers a generous principal bedroom complete with generous en-suite shower room, alongside a further double bedroom, a versatile study or fifth bedroom, and a well-fitted family bathroom.

The second floor continues the theme of space and flexibility, with two additional bedrooms and a further shower room, ideal for guests or growing families.



The gardens wrap gracefully around two sides of the barn, enjoying a prized south-westerly aspect that captures the best of the afternoon and evening sun. Thoughtfully arranged, they are predominantly laid to well-stocked flower and shrub borders, interwoven with gravel pathways that invite gentle exploration.

Mature hedgerows form a natural boundary, affording a reassuring sense of privacy and seclusion, an ideal setting for both quiet enjoyment and outdoor entertaining.

Throughout the property, the character of the original barn has been carefully preserved and enhanced. Exposed beams, ceramic tiled flooring, and sympathetic modern upgrades, including contemporary bathrooms and gas central heating, combine to create a home that balances period charm with modern comfort.

Fifield Barns itself forms part of the historic Fyfield Manor estate and remains Grade II listed, with residents taking pride in both the upkeep of the communal grounds and the sense of community, epitomised by the annual Christmas tree that takes pride of place within the courtyard.

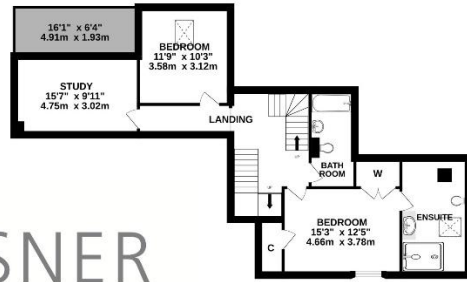
Offered to the market with no onward chain, this is a rare opportunity to acquire a home of genuine character, scale, and setting.



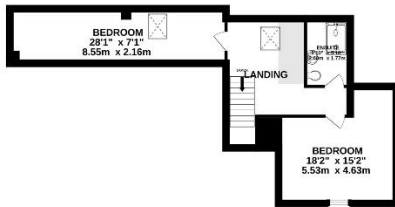
GROUND FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



1ST FLOOR
940 sq.ft. (87.3 sq.m.) approx.



2ND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 2973 sq.ft. (276.2 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	80
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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