
SCHOOL LANE





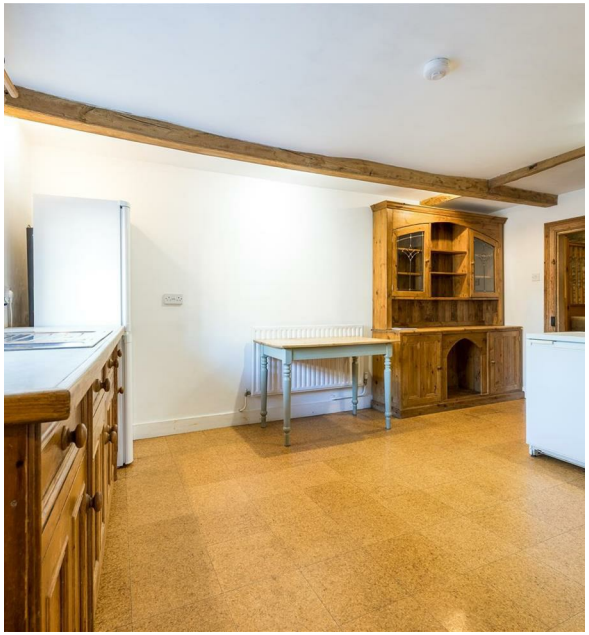




1 School Lane, Middleton Stoney, OX25 4AW **Offers Over £400,000**

**This is a cozy, calm and relaxing house offering great space and charm in a pretty village with excellent access.**







A large stone cottage with four bedrooms, two receptions, a spacious kitchen, a lovely walled garden, plus parking, set in a small village just a few minutes' drive from M40, A34 and Bicester North. Presented in good order and with no onward chain.

Middleton Stoney is a small village set between Bicester to the East and Lower Heyford to the West, on the edge of the Middleton Park estate, former home of the Earl of Jersey. It has history dating back to at least the 13th century, a fact confirmed by the age of the Jersey Arms hotel/ restaurant. The access to both towns and arterial routes is excellent, with Bicester a short drive away (from where London Marylebone is 40 minutes by rail) and Oxford a straight run to the South. There's also a growing range of amenities just a mile distant at Heyford park, which offers a bar/restaurant, hotel, dentists, Sainsburys local etc. Surrounding the village is wonderful open countryside and farmland with some delightful established walks including at least one tree lined avenue that was once a Roman road.

Number one dates back several hundred years, evidence of which is everywhere throughout the house. For those who love stone and timber, this is as good as it gets with exposed beams, a classic farmhouse kitchen, ledge and brace doors. The house has been well cared for by our family owners, with the fixtures striking a gentle balance between modern usability and the traditional materials one associates with a cottage.

The front door opens into a lovely hallway that sets the tone for the whole house. Stone and timber is everywhere, with a gorgeous flagstone floor that stretches through to the main living room. On the right the first of the receptions is a classic cottage room, with a herringbone "purple heart" parquet floor (one of the hardest-wearing varieties of timber), and overhead are very likely recycled ship timbers. The bay window to the side brings in a good amount of natural light, too.

Down the hall, the kitchen continues the theme, with natural materials everywhere ranging from the cork floor to the timber units throughout. This is an ample space for a breakfast table if desired, and the original fireplace aperture (in which the cooker now sits) is a particularly pleasing feature. To the side, the sink is placed atop a large unit containing a number of cupboards and drawers, and a wide window looks out behind it. To the rear, the corridor leads to a door to the garden at the rear, past a very well-designed cloak room complete with a timber-topped cistern and stone walling.

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At the back of the main hall is the larger reception room. This is a wonderful space, surprisingly large and oozing character with a wide flagstone floor and even a stone sill to the middle of the three windows. It's a good size, with a brick fireplace that also contains a wood burner. An unusual feature is the stone arch on entering, next door to which is a window that predates the extension.

Head up the stairs, underneath which is a deep cupboard, and at the top, the broad landing opens onto all the rooms. Take a right and the delightful, original timber floorboards are elm, their treads confirming the considerable age of the house. This is a very useful double room, with a vaulted ceiling giving it even more charm.

Next door a larger double, this time with a beautiful window seat, still retains the original fireplace, as well as a store cupboard in the right-hand alcove. As with next door, the boards underfoot are likely to be the originals. A further double bedroom is to be found opposite the stairs. Again, a vaulted ceiling gives it an even greater feeling of space. And the window with its lovely stone detailing looks out towards the pretty Victorian Village Hall opposite.

Serving the four bedrooms is a surprisingly large and pleasant bathroom. A delightfully traditional suite includes both a bath and a separate shower cubicle. However, the fireplace has an amusing an practical quirk. Pull the left hand side and you'll find it is hinged! Behind it is the hot water tank, in an eaves space that also offers good storage.

The last of the four bedrooms sits to the rear. The exposed timber above the windows suggests that this property was probably thatched originally, a nod to the history of the house. Quite apart from the charm, it’s also practical as there is a vast walk-in cupboard to the side. Even this oozes charm with the natural stone exposed most of the way round the walls, and a timber frame to the entrance.

Head outside, and at the front the facade is very appealing. The box bay window is framed by a well stocked planted border stacked with flowers and various climbers, scaling the front wall next to a grand open porch. To the rear, the garden is mature and pretty, a mix of lawn, paving, and planted beds, with trees, climbers, and flowers. It is fenced off to the rear with a central gate, behind which there is parking off street. And if you need any further parking, School Lane is unrestricted.



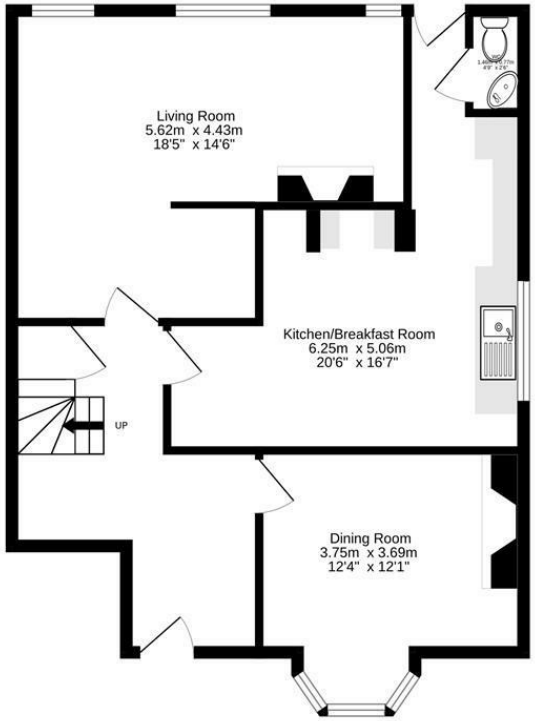




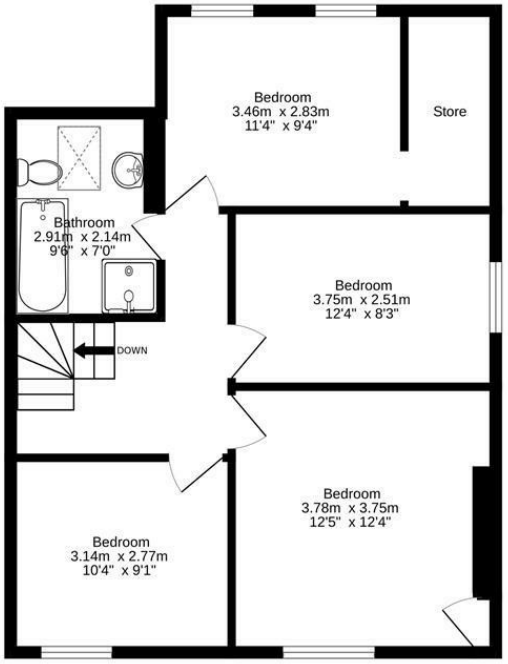




Ground Floor
62.9 sq.m. (677 sq.ft.) approx.




1st Floor
58.9 sq.m. (634 sq.ft.) approx.



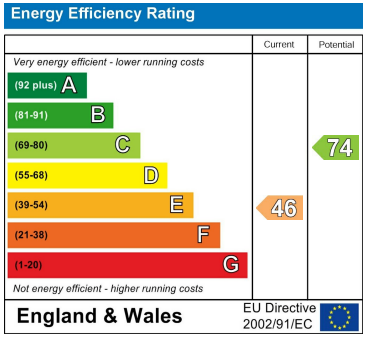

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TOTAL FLOOR AREA : 121.8 sq.m. (1311 sq.ft.) approx.

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## Material Information QR Code:






Mains water, electricity, lpg heating
Cherwell District Council
Council tax band D
£2,418-50 p.a. 2025/26
Freehold

- Character throughout
- 2 light & spacious receptions
- Dedicated parking to rear
- Great location nr Bicester
- Bathroom with shower & bath
- Pretty garden
- 4 ample bedrooms
- Kitchen/ breakfast room
- Arterial road & rail access nearby

to discuss this property or to arrange a viewing please call, or drop us a line
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