





3 Farriers Road, Middle Barton, OX7 7EU

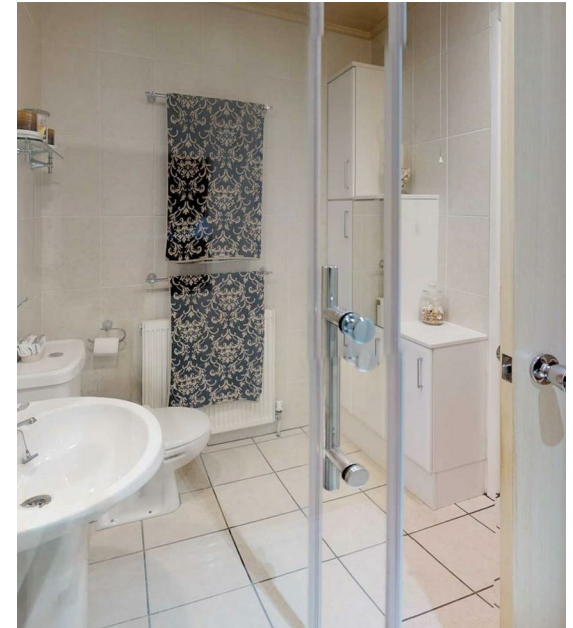
Offers Over £550,000

**Uniquely, this house has both the accommodation to suit upsizers and downsizers alike, and a vast working space for business or hobbies. There is a lot to recommend here!**

TAKE A TOUR FROM THE COMFORT OF YOUR OWN HOME. Nearly 2,000 sq ft of immaculate, light house with massive four bay garage, set in a generous corner plot on a sleepy side road within a village that's exceptionally accessible for road and rail. School, shop, pub, hairdressers, and a great restaurant all within the village. **\*\*\*VR TOUR\*\*\***

Middle Barton is one of three linked Barton villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Between them they offer a range of facilities including pubs, a mini-market and cafe, a garage and a post office. The village has extensive sporting facilities and a childrens playground. The primary school is within easy walking distance, and it is exceptionally well regarded. While rural and very much tucked away, the village is well placed amongst other charming North Oxfordshire Cotswold locations such as Great Tew and Duns Tew. Commutability is easy. Lower Heyford station is a short distance away with connections to Oxford, London (Paddington), Banbury and Birmingham (New Street). Oxford Parkway Station, in nearby Kidlington, has direct connections to London (Marylebone) via Bicester. A local bus service circulates around the nearby villages.

Bungalows account for less than 0.2% of the UKs housing stock? So they're relatively rare. How many are in excellent condition? Even fewer. How many can boast an office/ garage/ hobby space the same size as most two bedroom flats? Virtually none. Our vendors have evolved this house into a property that has provided for their family and their business through every evolution they have needed it to. Today, the condition speaks for itself. As does the wonderful natural light. And the peaceful location. Add to that the exceptional location and it's clear why the family has been here for many decades.



- Lovely, light house throughout
- Kitchen with utility room
- Generous in-out driveway
- Four ample bedrooms
- Great living room with fireplace
- Fantastic garage/ office/ studio
- En-suite bath with shower
- Pretty, landscaped gardens

3 Farriers Road, Middle Barton, OX7 7EU

Offers Over £550,000

Stepping into the house from the most convenient of the two front doors, brings you into the utility room. Immaculately presented, it is equipped with a range of units into which a circular stainless steel sink is fitted, and underneath there is plumbing for the washing machine and drier. To the left, the garage will surprise you. With a perfectly smooth, painted floor, two up and over doors, radiator heating, and a side door into the rear garden, this is a space that is extraordinarily valuable for any car/ bike enthusiast. But equally its dimensions are so generous it could easily convert to a home office/ annex or even a granny flat. We have rarely seen such. Opposite the utility, the flow leads naturally into the kitchen. High quality ceramic floor tiling, wooden work tops and contrasting brilliant white units all add up to a large room that, with a range cooker the central feature, will suit the most fastidious of cooks. For families and entertaining alike it's also gratifying that there is such generous space for a table and chairs. And with the two sets of wide, glazed doors opening onto the garden under a deep sun canopy, it's a room that's both immensely practical and very attractive. At the far end, a further door opens into the dining room, bright with two windows bringing in great natural light. To the front there is also an internal porch, leading to the second of the entrance doors which the vendors rarely use, and adjacent to it is a cloak room. Back to the dining room, the door to the rear leads into the living room, a delightful and relaxing space, with glazed sliding doors to rear and side that have been cleverly fitted to provide great light as well as integrating the room with the terrace. In the Summer, the vendors tell us these are rarely shut as the rooms all integrate so naturally with the outside, and we can see how easily this would be the case.

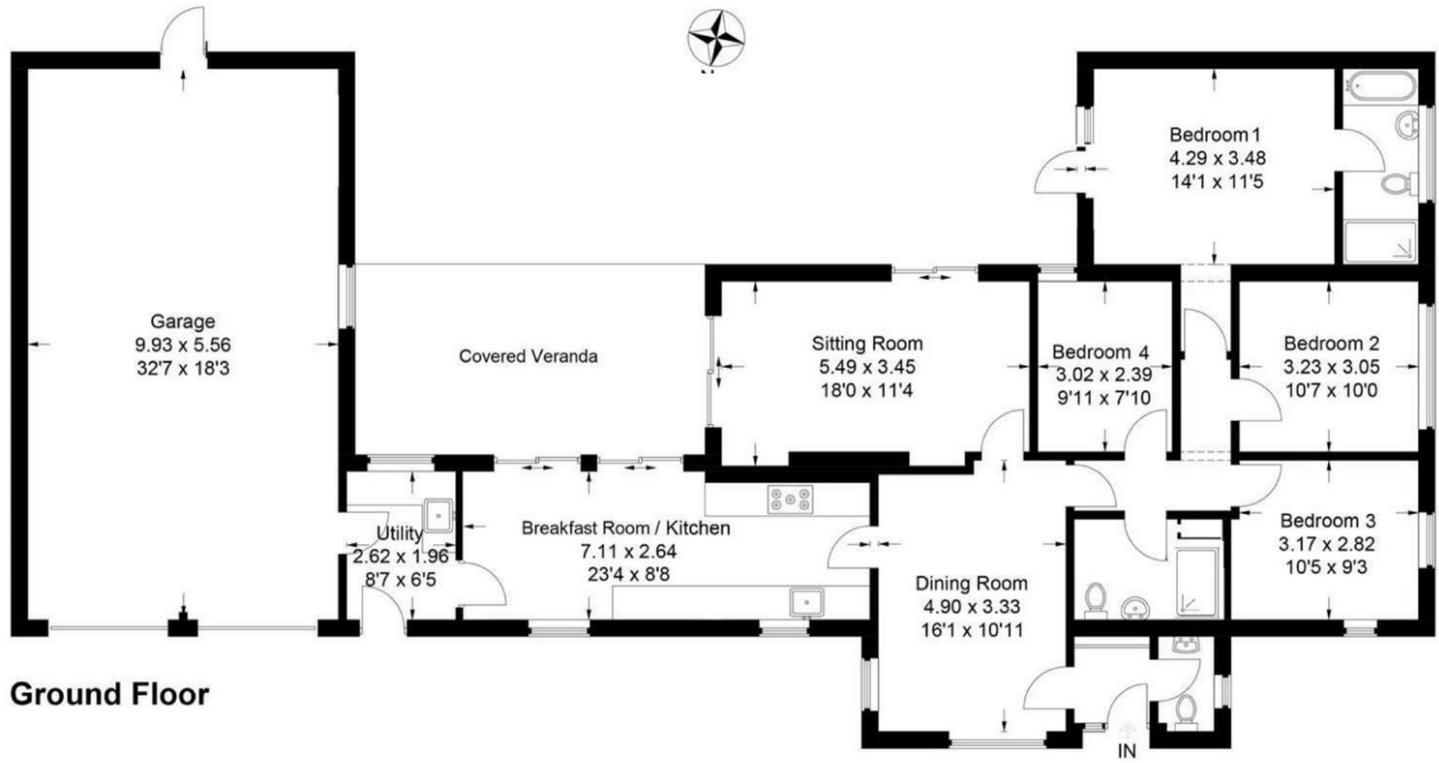
From the dining room, the accommodation now splits off to the bedrooms, a clever separation between nighttime and daytime spaces. First on the left is a large single/ small double room presented to the same immaculate standard you would expect. Opposite, the family shower room is tiled throughout, and features a wider than standard shower cubicle with a white suite and various handy built-in storage cupboards. Further down the hall, straight ahead a larger bedroom is double aspect, and this has the dual benefit of bringing in great light as well as providing a lovely view towards the corner of the plot with its myriad of plants. Here the hall turns left and arrives first at a well proportioned double room with a laminate floor, it too overlooks the front garden as it curves round to the side. And at the end, the master bedroom suite. The design thought that has so obviously applied to the layout and extension of this house continues. A large room, it contains another set of full-height glazing, the left panel of which is a door opening onto the garden. This provides a delightful view all the way to the end of the plot which is peaceful and calm. There is a wide range of storage units and wardrobes fitted, negating the need for really any other furniture save the bed. And off the the side, the ensuite, fully tiled in the same style as the family shower room, has the luxury of both a bath and separate shower.

Outside needs some explanation. The corner plot enables the outside space to be creatively used. Low walls separated by pillars between which sit iron railings forming an interesting and attractive boundary. To the front the in-out driveway, which curves in a semi-circle around a deep planter bed, could easily accommodate up to 7 or 8 cars. All around the border, a bewildering and highly attractive mix of flowering plants, shrubs and trees provide an ever-changing view from every window. The driveway to the left gives way to paving that runs round to the right hand side, this too is interspersed with a wide range of pretty plants. At the rear, the paving continues, for easy maintenance, flanked everywhere by all manner of trees, box hedging, flowering plants and shrubs, even a subtle water feature. And with the sun canopy providing generous cover in all weathers, this really is a garden you can enjoy all year round.

Mains water, gas C H, Aircon  
West Oxfordshire D C  
Council Tax band E  
C.£2,270 per annum 2019/20  
Fibre Optic available from April 2021







**Ground Floor**

Approximate Gross Internal Area = 183.6 sq m / 1,976 sq ft  
(Including Garage)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

[www.cridlands.co.uk](http://www.cridlands.co.uk)