





Lime Tree House, South Street, Middle
Barton, OX7 7BU

Guide Price £850,000

Offering a feeling more akin to a luxury holiday home you never want to leave, this fine house is pampering personified!

A highly energy efficient & characterful modern village house set in a fine plot overlooking the River Dorn. Bright, welcoming open-plan living combines with a vaulted main bedroom suite, superior spec & great style throughout to offer a wonderful contemporary home in a great location. NO CHAIN.

Middle Barton is one of three linked Barton villages, situated in glorious open countryside less than five miles from Soho Farmhouse and a mere seven miles from Woodstock, centring around the River Dorn, cutting a slender path through the shallow valley. A range of facilities is found here, including a fine Lebanese restaurant, traditional pub, a shop/cafe, garage and a post office. The well regarded primary school is within easy walking distance, with other good schools both state and private in easy reach. While rural and very much tucked away, the village is well placed for commuters. Lower Heyford station is a short distance away with connections to Oxford, London (Paddington), Banbury and Birmingham (New Street), and Bicester North runs frequent service to Marylebone in as little as 40 minutes. And working from home is catered for with superfast broadband available.

Lime Tree House is a smart and stylish house discreetly tucked away from view, in a wonderful plot backing onto the River Dorn. Mature trees and lawns surround the house, with a fabulous raised terrace outside the living room, elevated to maximise the peaceful view behind. The design is very contemporary, focusing on a fine, open-plan kitchen, living room and dining room space neatly separated by a double-sided chimney and a long kitchen peninsula. Our client is a well-known boutique developer of fine stone properties, and built this house for himself. Hence it is beautifully appointed throughout.



Through a small timber gate and down half a dozen limestone steps, the smart entrance door is flanked by slender windows designed to bring light into the hallway. However, once inside you can see they're really not needed. Light bounces round this house from all directions, instantly welcoming and positive. In the entrance hall, the stone tiled floor with its underfloor heating is cool in summer and cozy in the winter, and this continues through the whole ground floor.

Look left and oak stairs head away from you, gently turning then leading up to a galleried landing. Take a right and the study is purposely placed as far from the living accommodation as possible, making it an effective workspace.

At the opposite side of the hall, the living room opens up to provide a wonderful, light and open space of quite some size. The style is very pleasing with intelligent, contemporary design which includes slim windows in the living area running floor to ceiling, ensuring the light is fantastic as well as the view. A family dining area to one side is separated from the adjacent living space by a double sided wood burner, a cozy feature. To the rear, the generous living room features wide bifold doors onto an elevated terrace from which the view across the valley is peaceful.

And while the kitchen is open plan, a peninsula (including breakfast bar) gives a degree of separation from the living areas. Polished stone work surfaces run round four sides, and the Belfast sink is perfectly set in front of a window offering a pretty view of the garden. A professional five ring Neff hob, Neff double oven with warmer plus fridge/freezer and dishwasher are all fitted. And the utility room is the ideal mix of dog lobby and laundry room, with a rear door that leads out to the garden. Completing the downstairs there is also a cloakroom.

Heading up to the first floor, the character subtly changes. Elevated ceilings make it feel very light and airy, flattering the already generous proportions. The landing is broad, providing a good spot for an easy chair, deftly lit by a large roof light window above it. The structural timbers of the roof are partly exposed, a pretty feature usually found in older buildings.

Look right and a pair of ample double bedrooms continue that elevated ceiling theme, adding stylish triangular windows in the gable ends as well as both wall and ceiling timbers. Both are charming rooms, one fitted with wardrobe and other storage spaces. To the other end of the hall a similar double bedroom exhibits the same character and same fittings, this time with a further wardrobe.





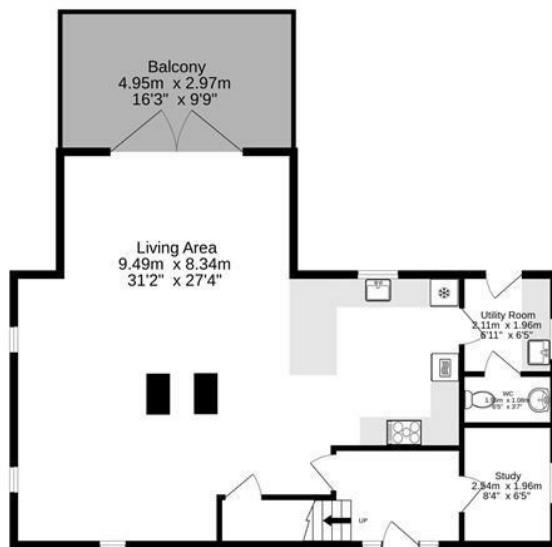
But the star of the show is the main bedroom. Occupying the rear gable of the house, this room is wonderful. A Juliet balcony is prefaced by a pair of French windows with further side panels, and above them are two more triangular windows right up into the ceiling, centring on the most marvellous view. It's also practical with wardrobe storage built-in. A high quality ensuite, mostly tiled, is equipped with a smart suite that includes a generous walk-in shower. Another bathroom serving the other bedrooms is fitted to a similar style, this time with a bath.

Heading outside, as much thought has been applied to the exterior. A stone retaining wall round two sides of the house flanks a path that runs past the main door and around the house to the elevated terrace behind the living room. Mature trees form a lovely wooded area to the far side, then a generous lawn runs across the whole rear of the property. Parking is also well provided for, with a timber double garage to the front alongside a block-paved driveway. It's an idyllic spot by pretty much any standard.

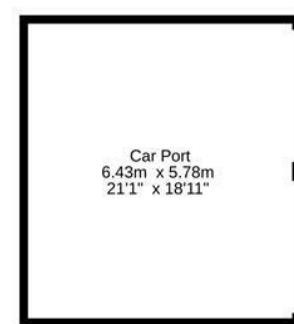
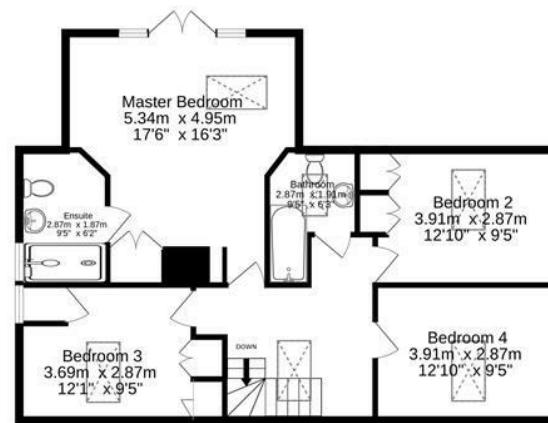
Mains water, electric, gas CH
West Oxfordshire D C
Council tax band E
£2,854-31 p.a. 2025/26



Ground Floor
114.8 sq.m. (1236 sq.ft.) approx.



1st Floor
77.1 sq.m. (830 sq.ft.) approx.



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TOTAL FLOOR AREA : 191.9 sq.m. (2066 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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Material Information QR code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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