



**Gardens like this are rare. Views like this rarer still. Combine those assets with a stone house and separate annex and it's utterly unrepeatable.**

A stone detached house in over 1/3 acre of beautiful gardens and a detached double storey annex/ double garage, sat in an elevated position overlooking the River Dorn. Immaculately presented, generous driveway, extensive solar panels (paying back a surplus!), and potential to extend above the living room (stp). COMPLETE CHAIN.

Westcote Barton is one of three Barton villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Middle Barton offers 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 recently-completed 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.

Fox Lane is arguably one of the most pleasant locations in this area, meandering down to a ford over the River Dorn at the base. The New House is as it sounds, a later addition in a lane of mainly old houses. However, it is stone built, and its elevated position affords it the most stunning view across the valley to the front, while at the rear the lengthy, landscaped garden is utterly charming. Combine all this with a four bedroom detached stone house that has extension potential (stp) and a double garage with separate kitchenette, shower plus eaves bedroom and it really is quite a find. And that's before we mention the reduced running costs via the solar panels occupying the whole South face of the roof, which pay back several thousand per annum? It is immaculately presented throughout, a real credit to the owner who has cared for it fastidiously for twenty years. What is more, it's one of those houses that instantly welcomes you, feeling calm, positive and inviting.

The open porch leads straight into a long hall with the stairs rising away, to the rear of which is a modern cloak room. On the left, the living room is so inviting, the central feature is a modern wood burner fitted to the fireplace, and being double aspect this room is very bright. Double doors to the rear also open out onto the terrace and garden beyond. To the right of the hall, the second reception room is a cozy snug with a box bay window to enjoy the view of the valley. This room is part-open to the kitchen behind it via a wide arch. Here there are quality units on two sides providing significant storage and including a modern oven and hob. Underfoot is an attractive stone floor, and in this room there is ample space for a breakfast table. Further storage is provided for next to the kitchen in the form of a long utility room. Units along both sides plus a sink cater for all needs, and the door to the rear accesses the garden. Also to the side of the snug, the dining room is another lovely, bright space with windows leading out to the side terrace.

Upstairs continues the theme of positivity and great natural light. A central landing feeds off to all rooms. The master bedroom is extremely well proportioned, and equipped with generous storage and wardrobes. The view from here over the valley really is breathtaking! Adjacent to it there is also an en-suite shower room. Bedrooms two and three are also double bedrooms and equipped with wardrobes. The smallest room is a roomy single or a study. Serving all is an immaculate bathroom with a shower above the bath and a glass screen. Note, we believe that the house would lend itself exceptionally well to either extending over the dining room, or potentially a double storey to the rear, subject to consents. If this might be of interest please ask and we can discuss details further.

Outside, there's a lot to mention! The entrance to the house comes via a long driveway off the lane, which turns and rises to a wide parking area with more than enough room for a number of vehicles. Note here there is a neighbours access to the field on the right, seldom used. The depth of the front garden is significant, so much so there are various levels with a bewildering array of plants ranging from box hedging round small areas of lawn to stepped areas with topiary and seating. In addition to the parking, the garage is a significant size with space for two cars. To its rear a kitchenette and shower room join a large vaulted room above, reached via a spiral staircase, in providing a fantastic annex - this could be a teenage halfway house, nanny/ granny space or even perhaps a rental. Between the house and garage a gate leads to a paved terrace. Stepping past the house, the space opens up dramatically. Paving runs past the rear of the house providing great seating space. Borders are immaculately tended with all sorts of flowering plants and shrubs, a real treat for the eyes. A walk down the garden shows the most extraordinary thought and care has been applied. To the right a further hard standing provides another seating area, next to a summer house. Beyond, the garden changes style to a mini orchard, a secluded area surrounded by various trees and deep borders. The vendor has a bench here to enjoy the view back past the trees to the house, and we can see why. To the left the garden changes tempo again. A long triangular piece of land has been turned into a hive of industry! At the entrance there's a greenhouse. Beyond it various planters contain all sorts of herbs and vegetables, all neatly arranged. At the top a further shed is placed for all the garden tools.

It's rare we fall in love with a house so instantly! As agents, we have the luxury of being picky. However, this house, in this position, with this land and this view is one of the best balanced packages of all things that we have seen. The next owner will have our instant envy!

Mains water, electricity,

- Bright, detached stone house
- 3 receptions
- Double storey garage/ annex
- Wonderful plot c. 1/3 acre
- Kitchen/ diner plus utility
- Long driveway, ample parking
- 4 main bedrooms, 1 en-suite
- Delightful, extensive gardens





# Fox Lane, Middle Barton

APPROX. GROSS INTERNAL FLOOR AREA 2228 SQ FT 207 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, OUTBUILDINGS & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Important Notice

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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)

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