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Middleton Park, Middleton Stoney, OX25 4AQ

Guide Price £285,000

As you would expect from anything within this Grade 1 listed mansion, this apartment is interesting and precious, with stunning views

Set in 38 acres of magnificent parkland, a quite delightful South-facing ground floor 2/3 bed apartment with 2 bathrooms, within the Lutyens-designed Middleton Park, former home of the Earl of Jersey. Share of amenities incl tennis court & pool. **maintenance charges apply, no pets or children**

Middleton Stoney is a small village set between Bicester to the East and Lower Heyford to the West. 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 as little as a 42 minute journey by rail) and Oxford a straight run to the South. 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.

There really is nowhere quite like Middleton Park. Originating from a place called Home Wood in the early 13th century, the park was established and landscaped in the early 18th century, gradually evolving to what we see today. Owned by the Earls of Jersey for many generations, the mansion house from the 1750s was demolished in 1935 to be replaced "with no expense spared" by a new design by Edwin Lutyens, the world-famous architect of designs as diverse and evocative as Thiepval Arch and the Cenotaph, both WW1 memorials, and the HQ of the British Medical Association. His bold building incorporated many forward-thinking ideas from underfloor heating in bathrooms to a central heating system supplied from the cellar. Everywhere the design is consummate in its expression of sublime architecture, but it is also practical with lifts, easy stairs and vast windows. To live in such a place is a privilege. Nb due to the nature of such a building, there is a maintenance charge which includes heating, hot water and upkeep of the tennis court and pool in addition to the fabulous grounds which you have use of. However, this service charge is offset by what is in comparison an extremely modest purchase price for the chance to live in such a property.

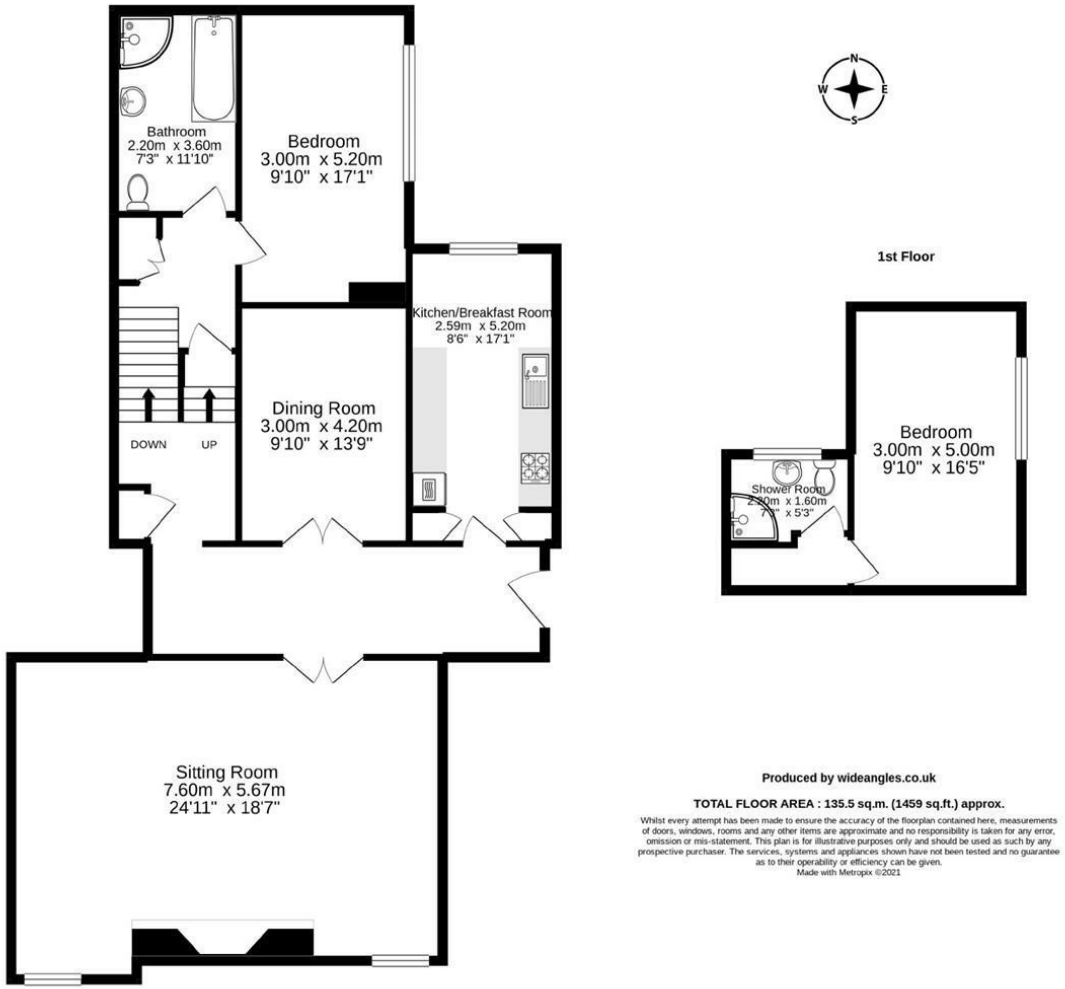
The entrance from the courtyard leads to the front door, opening into a very broad hall. Off to the right, the kitchen has just been refitted, now providing really comprehensive storage in a set of modern units stretching down two sides and culminating in an area ideal for a table. Next door, glazed double doors from the hall lead into a good sized dining room, but this of course could easily be used as a home office or even a third bedroom if desired. On the other side of the hall, the living room s delightful. Fitted with shelves and storage across the end wall, there is also a decorative fireplace as the central focus, either side if which is glazing. To the left, the door opens wide onto a terrace, and as it is South facing you enjoy both the sunshine and the gorgeous view. The room being over 24 feet long you are spoilt for space.

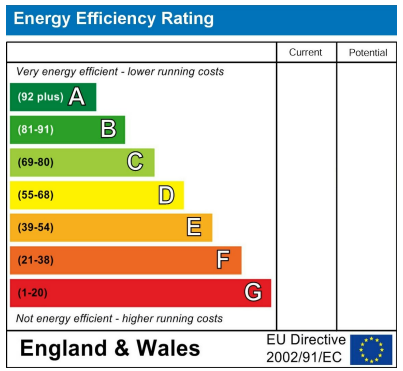
To the end of the hall, it turns right past a store cupboard, and here the landing splits. Stepping down, you come to the first of two bathrooms. Generous in size, it's neutral and well fitted with a white suite, and there is the welcome addition of both bath and separate shower. Next door, the first of the two bedrooms is surprisingly generous at nearly 17 feet in length. And the large window looks out toward the courtyard at the rear. Back up the stairs to the other landing, a similar double also faces to the courtyard, and next door to it a shower room is effectively your en-suite.

Outside, the house sits in extensive grounds. The formal lawn is reminiscent of a Regency palace and throughout the grounds the many mature trees frame large grass areas, landscaped but appearing naturally placed. The entrance to the park is via imposing gates just off the centre of Middleton Stoney village, past the gatehouse and through trees. At the family church public access ceases and beyond it a long drive reminiscent of Blenheim or Stowe runs through beautiful scenery and past four lodges before it turns a full circle in front of the house. The garage and parking are to the right just before the lodges, and here there is a swimming pool in a walled area. At the other side of the driveway is the tennis court.

Mains water, communal heating
Cherwell District Council
Council tax band D
C. £1,900 p.a. 20/21

- Exquisite design and materials
- Third bed/ dining room/ office
- Garaging and parking
- Large main living room
- Stylish modern kitchen
- Pool & tennis court
- Two double bedrooms
- Two bathrooms





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