





72 Holliers Crescent, Middle Barton, OX7 7HN

Offers Over £450,000

A wonderful family home with all the space you could ever need!

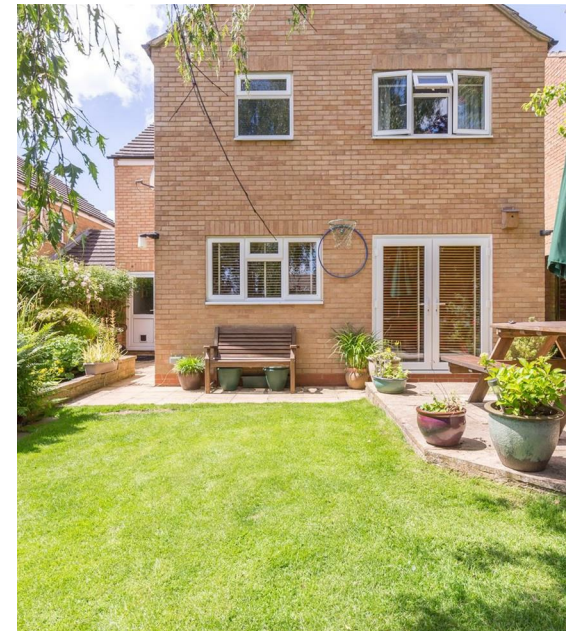
A splendid, extended 4 bed house sitting in a quiet cul-de-sac. Over 1,500 sq ft including a wonderful kitchen/living space, separate living room, four beds (one with en-suite bathroom), integral garage, ample parking, plus front and rear gardens. NO CHAIN.

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, an award-winning restaurant, a garage and a village shop / post office. The village has extensive sporting facilities and a children's 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 mid-way between Oxford and Banbury, amongst other charming North Oxfordshire Cotswold locations such as Great Tew and Duns Tew. Commutability is easy. Lower Heyford station is 5 minutes away with connections to Oxford, London (Paddington), Banbury and Birmingham (New Street). Oxford Parkway Station, in nearby Kidlington, has direct connections to London (Marylebone). It is 15 minutes by car to J10 of the M40. A local bus service circulates around the nearby villages. And for those of you that need to work from home there is both fibre to cabinet broadband and Gigaclear ultrafast broadband available.

This house started life as a pleasant but relatively compact three bed, ideal for a young family but less good when they become teenagers! Hence in recent years the vendors have significantly extended the house, resulting in a place with a fantastic living space that is also matched with good size bedrooms and modern bathrooms. And a real feature of the house is light. Large windows throughout make it a bright and positive place to be in pretty much any weather. We can easily see the next owners spending all of their children's formative years in this house.

As you step into the front door, a nice, bright hallway greets you, with the stairs rising away on the right hand side, and dead ahead you can see right through the cleverly glazed internal doors, all the way to the end of the kitchen. It instantly gives you a pretty good feel for the significant living space this house offers. Walk ahead, and the living room opens out on the left. It's a great size and well proportioned, with a large window to the front looking out over the rather peaceful front garden, and as this is a cul-de-sac location there is little, if any, noise from any passing vehicles.

- Such great light and space
- Four good bedrooms
- Garage and parking
- Fabulous open-plan kitchen
- Ensuite bathroom
- Lovely gardens
- Separate living room
- Family shower room
- Village with many amenities



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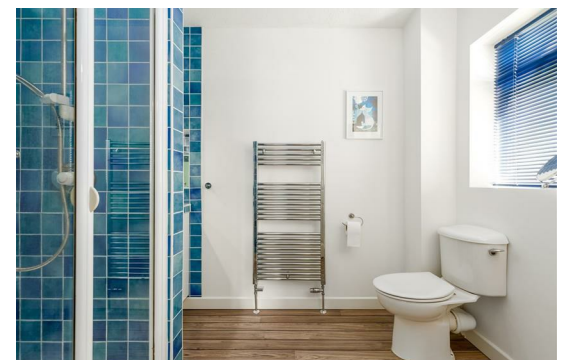
Through to the kitchen you find a space almost nothing in this price bracket can offer. The units run down the right-hand side, incorporating a stainless gas range cooker, turning left with a modern sink placed in front of the window, then left again to provide a huge peninsular that's so deep it contains cupboards on the near side with a long breakfast bar on the other. The pristine and polished granite worktops are the perfect contrast to the warm wood of the cupboards and the soft cream of the porcelain tiles underfoot. And to the left a pair of French windows opens onto a lovely terrace from a dining area so generous that the vendors currently have a table plus a pair of benches, a large fish tank, and the home office all housed, with room to spare! To describe this as the ideal family kitchen would not be flattery. And, as if the kitchen storage wasn't enough, the wide corridor that leads to internal garage door and the garden access also houses yet more store cupboards as well as offering a deep space for a US style larder fridge (complete with water supply!).

Head upstairs, and at the top you'll find a wide, bright landing. Head left and the first bedroom is the smallest, however it is a more than ample child's room, or as seen here a fantastic study. Next door, a lovely, bright double room is well proportioned and includes a deep, double fronted wardrobe. Also on this floor the family bathing facility is a modern shower room, complete with useful vanity and overhead cupboards. And round to the right another generous double bedroom looks out over the frontage.

Now the main suite. It's a really long, generously sized double bedroom and, cleverly, the shape of the room is such that it provides a dressing area at one end and bedroom area at the other. And next door to it, the ensuite is a great size, recently refitted in a very attractive style and including a bath. As with the kitchen downstairs, few houses at this level provide such a great space.

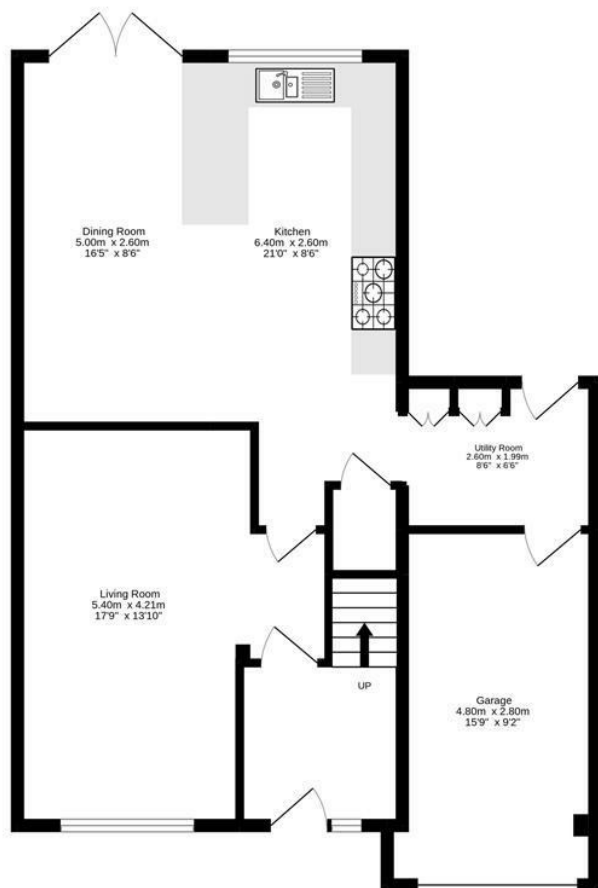
Heading outside, another attraction of this house is the front and rear gardens. As you enter from the close, the driveway is generously paved for several cars, with the integral garage to the rear right. The front door sits under a wide open porch, very handy when lugging shopping in from the car in the rain! And on the left a deep border contains a wide and delightful array of plants including roses and one mature tree. Block paving continues round to the left of the house, continuing to the rear garden. It's a beautifully landscaped space that is also safe and secure for children and pets alike. The terrace runs the full width behind the house, with a further raised and paved seating area next to it on the left. As with the front, at the rear there is a lush and diverse array of flowers, ferns, hedging, and trees giving the whole space a delightfully relaxed and natural feel. The central part is lawned, and note that the vendors will be removing the chicken run currently sat in the right rear corner, freeing up more space. It really is a lovely place to be. And for those wanting to stretch their legs further field walks are no more than a minute or two from the front door.

Mains water, electricity, gas CH
West Oxfordshire DC
Freehold
Council tax band D
£2,019 p.a. 2022/23

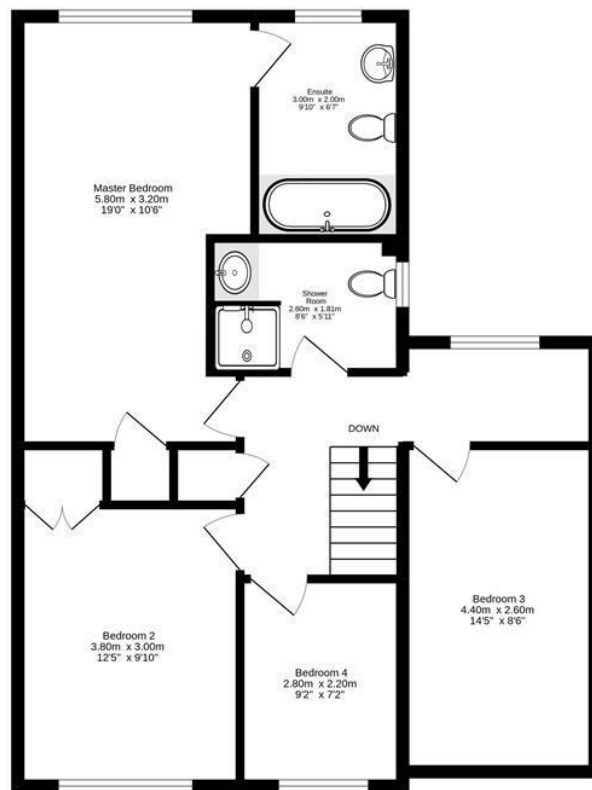




Ground Floor
71.8 sq.m. (773 sq.ft.) approx.



1st Floor
69.1 sq.m. (744 sq.ft.) approx.



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TOTAL FLOOR AREA : 140.9 sq.m. (1516 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	72	
(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	

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