





4 Farriers Road, Middle Barton, OX7 7EU

Offers Over £450,000

**Renovated by a pair of engineers, and it shows! In stunning condition throughout. Move in, relax...**

Stunning condition throughout following extensive renovation. 3 bedrooms, Living room with wood burner, sun room, modern kitchen, garage plus large driveway, and an insulated detached workshop that could be an office. Excellent throughout.

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 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 sits between Oxford and Banbury, amongst other charming North Oxfordshire Cotswold locations.

Commutability is easy with Lower Heyford station being only 5 minutes away and Oxford Parkway station, in nearby Kidlington, being 20 minutes away. These provide connections to Oxford, London (Paddington & Marylebone), Banbury and Birmingham. It is 15 minutes by car to J10 of the M40 and there is a local bus service that circulates around nearby villages. For those of you that need to work from home, there is super-fast broadband already connected to the property.

Number 4 was a rather tired house when our vendors bought it, but the light and the plot seemed too good to miss. Now that extensive renovations have been completed, the result is a house that's superbly presented from the front drive to the back fence. Renovations have been executed to a high finish throughout.

The front door leads into a hallway which links the house to the garage and the back garden. The garage has been fitted with new electrics, roof, steel door and plumbing. The vendors have created a utility area to the back of the garage, complete with sink, and space for 2 appliances.

When entering the house, the immediate impression is fresh and clean. The kitchen sits to the left. Solid oak units wrap around three sides, contrasting perfectly with the light-coloured worktop and flooring. The wide window at the end draws in great light as well as catching your eye with a pretty view of the garden. The kitchen has also been fitted with a Bosch electric double oven, plus a double Hotpoint induction hob with extractor. Space has been left for a US-style fridge as well as plumbing for a dishwasher. The design of the room provides masses of useful worktop space and cabinet storage, along with a full height pantry cupboard.

- Fab condition throughout
- Wonderful living room
- Large detached outbuilding
- Much recent work done
- Sun room
- Lovely landscaped gardens
- Three light bedrooms
- Refitted kitchen
- Garage & extensive driveway



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Next to the kitchen, the living room is a pleasant surprise. The drab fireplace has gone, replaced with a new, high efficiency, multi-fuel stove topped with an oak mantle. To the rear is a double aspect open plan sunroom, used for dining and offering a full view of the garden. This area is attractively open to the eaves with two tinted modern glass skylights, creating a feel of light and space. Double doors lead out onto the patio. It's a room for all seasons.

Turning our attention to the bedrooms, all 3 are light and appealing and have original pine floors. The first you come to is currently used as an office and quiet room. However, the proportions are ample as bedroom space, which could house a double bed with ease. Next door, the main bedroom is significantly larger; with plenty of room for furniture and a big bed. The view from here over the front driveway and hedgerow is exceptionally peaceful. The final bedroom is similar; a double room facing the front driveway with double aspect.

Two more doors off the hallway lead to a separate toilet and shower room, as bungalows of this age were typically built in this style. The vendors enjoyed the prospect of keeping the original avocado toilet suit and styled the room to suit. Next door, the shower room is tiled throughout for ease and cleanliness and has a generously sized shower.

Outside, the advantage of a bungalow is that generally the plots are larger. This was never more true than here. The block paved driveway runs perfectly from the entrance right up to the garage, offering space for 3 large cars. To the right of the driveway, a freshly gravelled area provides further low maintenance parking if required. The front hedge and borders next to the house have been retained, keeping the facade soft and friendly. The gravel continues round the side of the property with gated accesses to the rear.

To the rear, the space has been beautifully planned with outdoor living in mind. There is a spacious limestone slab patio, which is perfect for garden seating and dining. A low wall, with planted borders and two shallow steps, leads up to a broad expanse of lawn with a central path. Closed panel fencing, and the fact that the garden is not overlooked, ensures for a private and secluded space in which to relax.

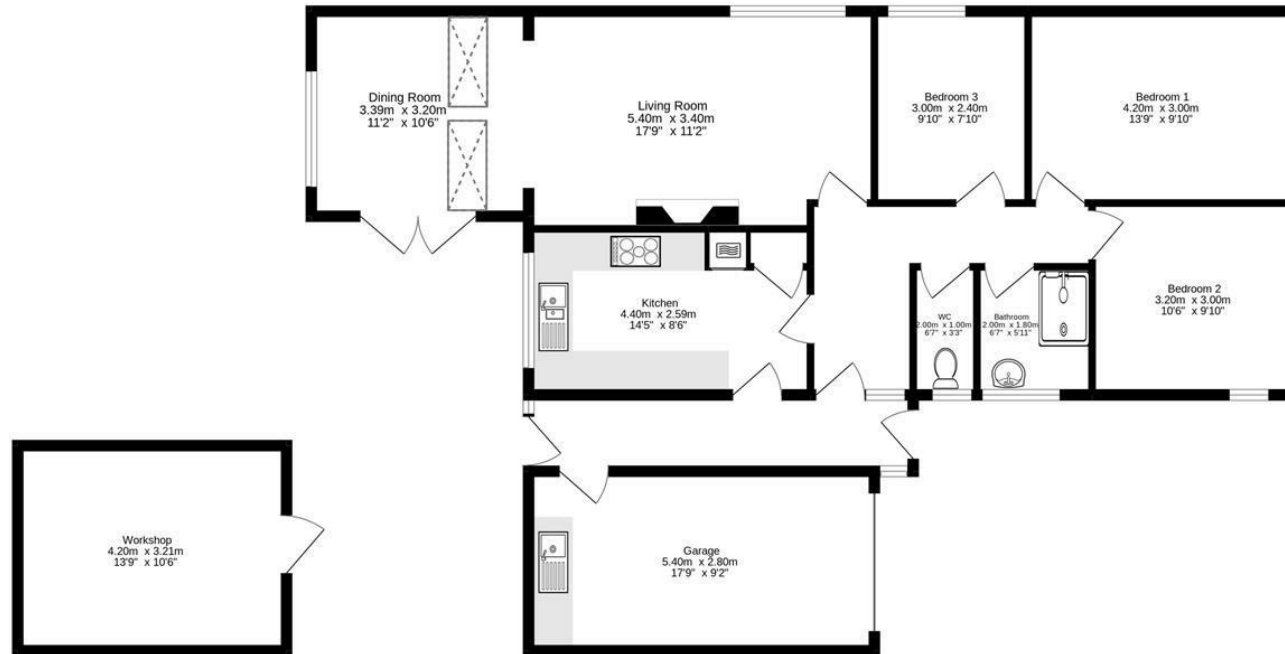
Planted borders run down either side of the garden. At the rear on the right, there is a greenhouse next to which is an area for planting vegetables. To the left, a substantial, very useful, timber outbuilding has been constructed. There is power connected and it has been fully lined and insulated. While there is no window currently, if one were to be fitted it would be a very effective studio or home office.

Main water, electric, gas CH  
West Oxfordshire D C  
Freehold  
Council tax band D  
2022/23 £2,128.11 per annum





## Ground Floor 118.0 sq.m. (1270 sq.ft.) approx.



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TOTAL FLOOR AREA : 118.0 sq.m. (1270 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                                   | 69                      |           |
| (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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