





45 North Street, Middle Barton, OX7 7BH

Guide Price £400,000

History oozing from every pore. This is a lovely, cossetting, quirky house with a lot more living space than others at this price. Be quick.

Exceptionally roomy (c.1,600 sq ft) character cottage sat well back from the village road behind its own lengthy driveway. Three ample bedrooms, two large living rooms, farmhouse kitchen, generous parking, integral garage, and a very pretty garden. 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, a mini-market and cafe, a garage and a post office. The village has extensive sporting facilities and a 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.

Apple Tree Cottage is a surprisingly large three bedroom period cottage still containing many pretty original features. The living spaces are generous, with very good natural light, and the whole house has a very relaxed feeling about it. Beams abound downstairs, and upstairs the a-frame truss timbers hark back to the time this was a thatched cottage - like so many of the older properties in this area. However, unlike many others, this is not a dark or cramped cottage! The conservatory to the rear, re-roofed in 2019 and the render about to undergo a repaint, transforms the enjoyment of the living spaces, with excellent light as well as a wonderful view over the garden.

- Great character - beams & stone
- Generous living room & fireplace
- Large driveway, plus garage
- 3 ample bedrooms
- Pretty farmhouse kitchen
- Landscaped gardens
- Large sun room/ conservatory
- Bathroom & shower room



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The front door opens into an internal porch, leading into the kitchen. This is a bright space, generously stocked with units on four sides - one of which is a peninsula. Farmhouse-style with wood tops, it also features a range cooker and a double butler sink. Timber uprights hark back to the original wall present several hundred years ago, reinforcing the feeling of history this cottage provides. To the right, the living room is an exceptionally good size at nearly 30 feet long, with beams throughout, and a hidden staircase behind a door on the left. In the pretty Inglenook fireplace there is a wood burner, and the window seat next to it overlooks the lengthy frontage. At the rear, the conservatory/ sun room is a huge positive. Large and light, with double doors opening onto the garden it provides game-changing space for both seating and dining that few cottages can offer. Off to the right is a shower room, and on the opposite side there is currently a small laundry room. However it is likely this could provide the access to add an internal door to link into the garage.

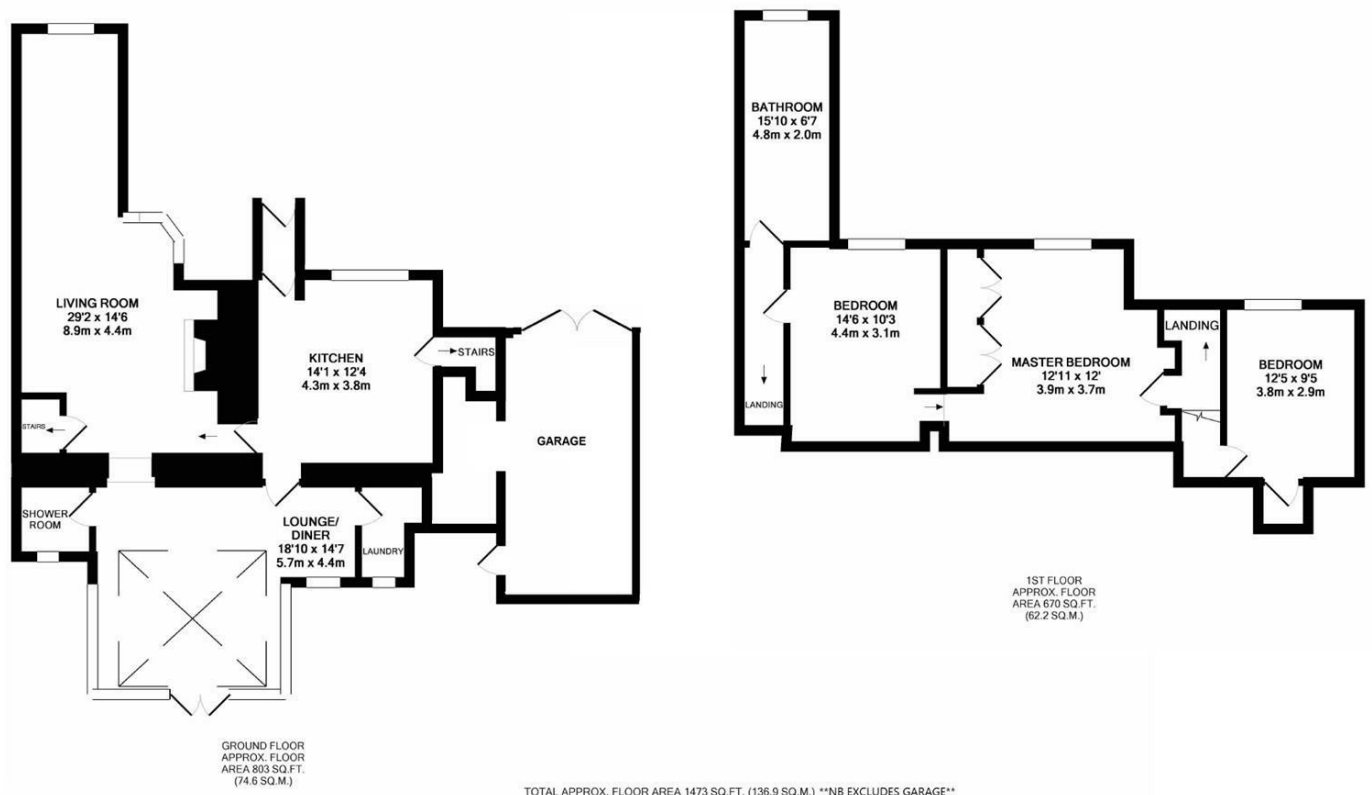
Upstairs, all three bedrooms are surprisingly generous. The stairs from the living room lead up to a small landing off which is the rather glorious bathroom. A characterful and generous space, to one end is a vast space that easily swallows a suite of chests of drawers, even a sofa if desired. And at the other end a roll top bath and elegant suite give this bathroom an exceptionally upmarket ambience. Next door, a large bedroom features pretty ceiling trusses as well as a window seat that give it bags of character. Another door to the right leads through to another bedroom, this time equipped with fitted wardrobes, which is a further ample double. Next door, the second staircase rises from the kitchen, ensuring that while the layout includes two bedrooms that are linked, they can operate entirely separate from one another. And from this staircase, the third bedroom is another excellent double room complete with deep cupboard off to the rear, and this room overlooks the frontage.

Outside to the front the gravelled parking area is lengthy and gated, providing space for three or four cars, flanked by a low wall to the left and various shrubs and trees to the right hand boundary. There is a bin store to the side as well. Note that, unusually, access into the garage is across the neighbour's driveway - however access is fully documented and the neighbours are content with/ aware of this. Behind the house, the garden has been thoughtfully landscaped to provide all sorts of different uses. A terrace behind the conservatory is a good size, and beyond it various beds and borders house an attractive and diverse variety of flowers and shrubs, plus various trees. It is well maintained too, so the new owner has a simple task to make it their own. It's all very secluded and peaceful.

Mains water, gas, electricity
West Oxfordshire D C
Council tax band E
C.£2,212 p.a. 2019/20







TOTAL APPROX. FLOOR AREA 1473 SQ.FT. (136.9 SQ.M.) **NB EXCLUDES GARAGE**
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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