





12 Old Johns Close, Middle Barton, OX7 7EB

Guide Price £325,000

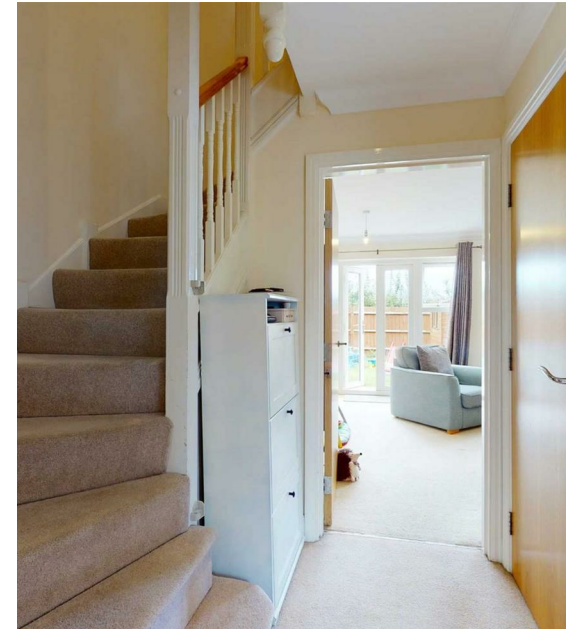
Either as a practical family house or as an investment, this property makes extraordinarily good sense

Outrageously good value: A three storey, four bed townhouse of nearly 1,300 sq ft overlooking playing fields, in a small cul-de-sac just a stone's throw from school, shop/ PO, pub and a great restaurant, in a village that's just a few miles from rail to London. 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.

Old John's Close is a small, modern development of smart town houses designed to provide much-needed extra family accommodation within what is a village loved by many. Number 12 has the fortunate position within the close of being right at the quietest end with no passing activity, and to the rear it has a wonderful view across the village playing fields. The house is smartly presented with a bright and breezy feel throughout, not just down to the neutral decor but also because the dimensions are good and the large windows throughout make for such good natural light. In terms of value for money - whether you are a buyer for your own use or an investor - it's pretty much unbeatable!

- Overlooking playing fields
- Good sized living room
- Lovely gardens
- Four ample bedrooms
- Modern kitchen/ dining room
- Small cul-de-sac
- En-suite, bathroom & cloak
- Dedicated parking



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The door opens into a hall off which stairs rise to the left with slender spindles and a timber rail, an attractive detail often missed in modern houses. Also on the left is a pristine modern cloak room with a tiled floor. Opposite, the kitchen is a pleasant surprise. Modern units run round two sides and include a stainless double oven, fridge/freezer and dishwasher, and in the centre there is ample space for a table and chairs. At the end of the corridor, past the under stairs cupboard, is the living room. Light, bright and well presented, this room is all you need. Double doors and a window to the rear bring in light and provide a lovely view across the garden, which is ample for a growing family and also very securely enclosed with fences.

Upstairs, on the first floor there are three bedrooms. The main bedroom is ample, a great double room that is also equipped with both a large wardrobe and an attractive, modern en-suite. And the view to the rear over the playing fields is lovely. Next door, the smallest bedroom is surprisingly roomy, a compact double or a great single/ study. Down the landing, the third is also a good double room, this time looking out over the sleepy cul-de-sac. Serving all, the bathroom is pristine and modern, with a white suite that contrasts beautifully with the tiled floor and walls.

Moving up to the top floor, the star of the show is the top floor double room. It is such a good size that it covers the whole top floor, with two large cupboards running right back into the eaves, one of which is a wardrobe. There is also an en-suite shower room, beautifully appointed and extremely well presented. This is such a characterful space, especially for a modern house.

Outside to the front all the houses are set well back behind parking spaces and the whole development is cleverly designed with hedges and trees softening the look of the frontage as well as separating off the paths from one another. A small area of lawn either side of the path leads up to the front door. A pathway down the side leads to the garden behind, which is mainly lawn with a terrace behind the house and the peaceful open spaces of the village playing fields behind.

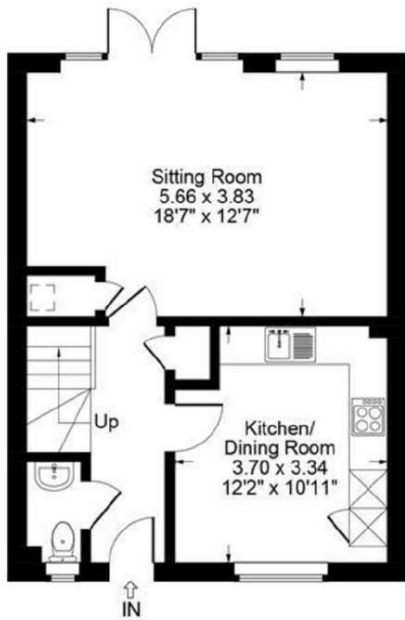
Mains water, electric, gas C H
West Oxfordshire D C
Council Tax band E
C.£2,367 per annum 2020/21



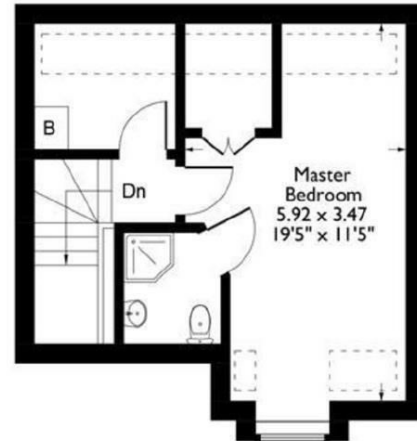
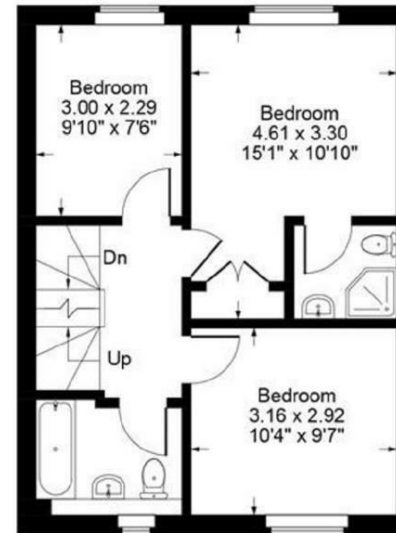




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 119.16 sq m / 1282.62 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(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	

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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