





**There is literally nowhere like Middleton Park, and only two of these apartments within it.**

A charming single storey "Garden Flat" overlooking peaceful lawns on the Earl of Jersey's former estate, 38 acres of wonderful parkland complete with Lutyens-designed mansion. 2 generous bedrooms, 2 receptions, own private garden plus double garage and parking. Use of the park, pool & tennis court included.

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.

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. The two Garden Flats occupy a wonderful position separate from the main house hence deliciously secluded, looking out over lengthy areas of lawn to the rear of the park with some beautiful mature trees, and beyond the estate there is little save for rolling farmland. To live in such a place is a privilege.

The entrance to the house can be via main door or garden courtyard. Coming in from the main door leads into a bright and inviting hallway with a handy store cupboard off to the right, followed by a smart modern W.C. Off to the left, the kitchen has been refitted and remodelled, now providing really comprehensive storage in a set of modern units running round three sides. The glazed window and door to the end bring in exceptional natural light so the room feels positive at all times, and the door opens out onto the garden which encourages you to use it all the time. Next door, the dining room is perfectly proportioned for a good sized table and chairs with ample room remaining for sideboard/ dresser etc, and it's glazed double doors opening onto the garden. Note while its current use is what a new owner will probably also do, there is no reason this could not be a third bedroom if desired. Continue through the inner hallway and take a right, leading into the living room. For us, this is the star of the accommodation. It is spacious and well proportioned enough to accommodate a large suite. Two floor to ceiling sash windows also provide a view out across the parkland. Few properties of any type can offer such a wonderful outlook.

- Set in 38 acres of parkland
- Refitted kitchen
- Double garage, parking
- Two generous bedrooms
- Refitted bathroom & cloakroom
- Use of tennis court & pool
- Separate living & dining rooms
- Wonderful secluded garden
- Easy access Bicester & Oxford



18 Middleton Park, Bicester, OX25 4AQ

Offers Over £350,000

There are two bedrooms, both generous in size and very pleasant. The smaller of the two is currently used as an ample study/ office but is larger than most double bedrooms. It's fitted with an array of wardrobes covering the end wall, and two large sash windows overlook the lovely courtyard garden. But the larger of the two bedrooms is a fabulous, peaceful space looking out over the long lawn and parkland through floor to ceiling sashes. Fitted units and wardrobes provide a huge spread of storage, and the space is such that there is ample room for the largest of beds plus chests and cabinets. Serving the pair, the bathroom has also been refitted in recent years hence there's a thermostatic shower over the bath and an immaculate modern suite.

Outside, the apartment sits in extensive grounds. Its own private courtyard is delightfully landscaped. Paved to provide areas to sit at any time of the day, the garden is stocked with a number of stone-edged raised beds which are packed with a wonderful and diverse mix of flowers and shrubs. There is also a pergola that is canopied by climbing plants, including jasmine, clematis and Virginia creeper that have scaled the uprights and covered the top, creating a naturally shaded seating space that the vendors use all the time. It's a beautiful and peaceful place to sit, frequently used for outside dining. The stone-built shed to the side of the garden provides lots of space for garden tools and other bits and bobs.

Away from the apartment, the park itself is a wonder to behold. 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 (very Capability Brown in style!). The entrance to the park is via imposing gates just off the centre of Middleton Stoney village, in past the gatehouse and down the avenue 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 several lodges before it turns a full circle in front of the house. The garage and parking are to the right just before the lodges. Here there is a swimming pool in a walled area, and at the other side of the driveway is the tennis court. Both are provided for residents' use as part of the service charge, which currently stands at c.£4,000 per annum but can of course vary if there are major works required.

Mains water, oil central heating  
Cherwell District Council  
Council tax band D  
£1,969 p.a. 2021/22





**Ground Floor**  
**93.5 sq.m. (1006 sq.ft.) approx.**



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**TOTAL FLOOR AREA : 93.5 sq.m. (1006 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 |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>71</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            | <b>22</b>                  |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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