





The Larch Barn, North Street, Middle
Barton, OX7 7DA

Guide Price £1,400,000

Purity and freshness of design mix with a real sense of emotion and positivity. A unique and wonderful house.

One of just four splendid properties evolved from a rural farmyard. Over 2,500 sq ft of superlative design combining natural materials and modern flair. Nearly 800 sq ft open plan kitchen, separate study and media room, galleried landing, vaulted upstairs ceilings, and a fab, secluded garden.

Middle Barton is one of three linked villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Between them they offer a delightful and vibrant community nestling in rolling countryside, with facilities including pubs, an award-winning restaurant, a garage and a village shop / post office. The primary school is within easy walking distance, and it is exceptionally well regarded, plus other state and private schools aplenty within easy reach. While rural and very much tucked away, the village is perfectly placed mid-way between Oxford and Banbury, offering immediate access to the Cotswold countryside and amenities including Soho Farmhouse. Commutability is swift and straightforward with road and rail links nearby to Oxford, London and Birmingham. And for those wishing to work from home there is both fibre to cabinet broadband and Gigaclear ultrafast broadband available.



There are many beautiful character houses to be had in the area. However, few can rival the feeling of quality and uniqueness of Manor Farm Barns. Reimagined by a developer well known for a level of detail bordering on obsession, what makes the barns so special is the unashamed and brave decision to blend old, new, traditional, contemporary in one place. Dairy Barn takes so much of the original buildings and works with them to create something unusual and fun while also exceptionally effective. Maverick House takes all the classic cues of a Home Counties farmhouse, and elevates them to provide a sumptuous family space with every latest modern convenience and a wonderful garden. And the Forged Barn combines all the design influences from the other three!

Of the four properties in the development, Larch Barn is the most discreet. Hidden from view, its outlook is devoted to the beautiful view of its own extensive garden. The serenity of the position, the feeling of light and space is delicious. Designed from a clean sheet, this has enabled the developer to include every aspect for modern tastes. Entering from the driveway, the welcoming hall is the perfect size for dumping down the shopping, and there's a communications room almost as large as the cloak room next door, ideal for coats, boots etc.

Larch Barn is ideal for the bon viveur, as this is a house born for entertaining. The hall door opens into a fabulous, vast, open plan mix of kitchen, entertaining space and seating area, all focused around a statement spiral staircase. The attention to detail is exquisite, raging from a bespoke kitchen (complete with further utility) to a huge island, down to the smallest luxury such as floor-mount sockets for the anticipated reading light or standard lamp next to a sofa - and even a wood burner to the far end. A space this large could feel unwelcoming, but in the context of a room that is fully glazed, floor to ceiling on the garden side it just exudes invitation and positivity. Such a design floods the room with light in addition to demanding the garden and house interact, which they do more expertly than any other we know. On the opposite side of the room, further tall, slender windows bring in more light plus a view over the front garden.

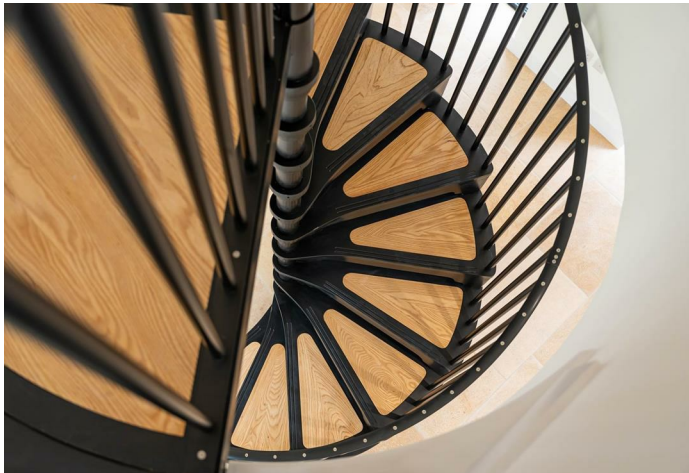
At the far end a pair of rooms offer more intimate spaces if desired, purposely planned to operate just as effectively as media rooms, studies or snugs. And their identical dimensions make them interchangeable. We have queried whether or not they could be combined as this was always a conundrum; if wished, this could be a change included in the package. Regardless, both offer great space with one overlooking the front garden and the other the terrace at the end of the house.





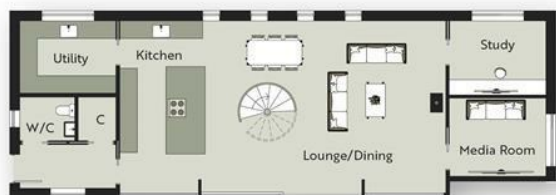
We previously mentioned the spiral staircase. This ascends to a captivating galleried landing that runs the whole width between end bedrooms, bordered by a bespoke oak banister infilled with safety glass. This creates a great sense of drama few properties may match, as well as borrowing light from the room beneath. The bedrooms are as artfully planned as downstairs. Three and four are very well proportioned, ideal for growing children to enjoy through teenage years and beyond, but as easily repurposed as studies or guest rooms. To either end of the house, there are generous double bedrooms sumptuously equipped with en-suites and dressing areas. Roof light windows expertly light the rooms, but in addition the high-level gable end windows are a brilliant way to maximise light while exhibiting a unique sense of individual design flare. Both are delightful rooms, easy to use with excellent proportions. And completing the upstairs is a fine bathroom immaculately finished - and continuing the individuality with a wall that curves round the stairs.

Outside is equally alluring. The driveway curves round the rear of The Dairy Barn to arrive at a generous, block paved parking area. This quickly changes to a wide terrace running the width of the house, connecting perfectly to the sliding doors of the kitchen. The main expanse of garden behind the house is a broad lawn stretching some distance away from you, with a few steps gently rising up to it between smart retaining walls. Bordered by various hedges and mature trees, it's utterly private, peaceful and idyllic. A further pretty garden runs along the frontage, boundaried by a smart stone wall.





THE LARCH BARN FLOOR PLAN
PLOT 3 GIA - 232.58 sq. m. (2,503 sq. ft.)



Ground Floor		
Lounge/Dining	6.72m x 8.33m	22'1" x 27'4"
Kitchen	6.46m x 2.76m	21'3" x 9'1"
Utility	2.40m x 3.39m	7'11" x 11'2"
Study	3.40m x 2.87m	11'2" x 9'6"
Media Room	3.40m x 2.88m	11'2" x 9'6"



First Floor		
Bed 1	3.24m x 4.01m	10'8" x 13'2"
Dressing Area 1	2.60m x 3.76m	8'7" x 12'4"
Bed 2	3.24m x 3.70m	10'8" x 12'2"
Dressing Area 2	2.60m x 3.77m	8'7" x 12'4"
Bed 3	3.65m x 3.14m	12'0" x 10'4"
Bed 4	3.30m x 3.14m	10'10" x 10'4"

Material Information QR code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	87	
(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	

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