





## Old Post Office Bicester Road, Middleton Stoney, OX25 4TD Guide Price £400,000

**This lovely cottage is packed with character, it also features particularly good natural light and a really great garden.**

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 all points of the compass is excellent, with Bicester a short drive away (from where London Marylebone is as little as a 40 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.

The Old Post Office is a lovely cottage dating back some 250 years. Our client has spent significant money in recent times upgrading and improving the house. This ranges from installing new bespoke hardwood windows, to moving the side entrance door to make the kitchen more practical and installing a new bathroom. The lovely facade includes an elegant open porch, and this theme continues with the charming gabled roof over the kitchen window. Honey limestone, casement windows, the low stone front wall - it's all so in keeping with what we imagine a country cottage to be that it is hard not to love.

But besides all that, it's also rather practical. Both the kitchen and living room are large and double aspect. Of the three bedrooms, even the smallest could accommodate a double if needed. The heating system includes a modern pressurised cylinder, which provides strong hot water flow - meaning the shower pressure especially is excellent. It's also unusual in providing parking for two cars right next to the house on its own dedicated hardstanding. But perhaps the stand-out feature for us is the garden. Rarely do cottages include outside space this large and attractive. From the lovely, private terrace to the lengthy lawn, vegetable patch areas, even the rope swing in the tree at the bottom, it's an idyllic outside space. In summary, there is much to love here!

The most frequently-used entrance is to the side, so we'll start there. The door is part glazed to add light, and beyond it is an entrance hall with three large store cupboards, to the rear of which is the door to the garden. On the right the door opens into a very smart, recently refitted bathroom. Clever touches such as panelling and Art Deco tiles give it a really classic feel, while the modern suite with its mixer taps and thermostatic shower provides the efficiency and ease of use you want. The vaulted ceiling with its timber purlins also an extra dimension to the experience.

- Bags of character
- Long kitchen/dining room
- Long garden, shed & bothy
- Three good bedrooms
- Stylishly remodelled bathroom
- Off-road parking to side
- 20 ft living room with fireplace
- Top floor bedroom includes WC



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Next door, the vendor debated whether to change the kitchen but we advised it's far better to let a new owner choose what they would like. With space for a suite of units alongside room for a table and chairs, it's a good space for a cottage of this type. Through another door, the living room extends to a full 20 feet in length. Straight ahead a door hides the traditional staircase which rises and turns. Windows at front and rear ensure good light all day, and the central focus is a charming Inglenook stone fireplace complete with wood burner, a cozy must for winter evenings.

Moving upstairs, the landing accesses the first two bedrooms plus stairs to the third on the top floor. At nearly 13 ft by 11, the first double is a great size, with ample room for the largest of beds and a suite of other furnishings. In addition the original range fireplace and window seat are still in place, a charming dash of extra character. The smaller bedroom is well enough proportioned to accommodate a double bed if needed, but as can be seen from our photo it's a great spare room or makes an ideal study.

From this landing, the door hides a staircase that rises into the corner of the top floor room. The immediate impression is of an intensely likeable and inviting space. It's a generous double room, and several fitted wardrobes plus a further cupboard are why the current owner can house a desk and easy chair in here without compromising the space for a King Size bed. In addition, there is also a wc with sink, if desired we suspect the room could be enlarged and a shower fitted, too.

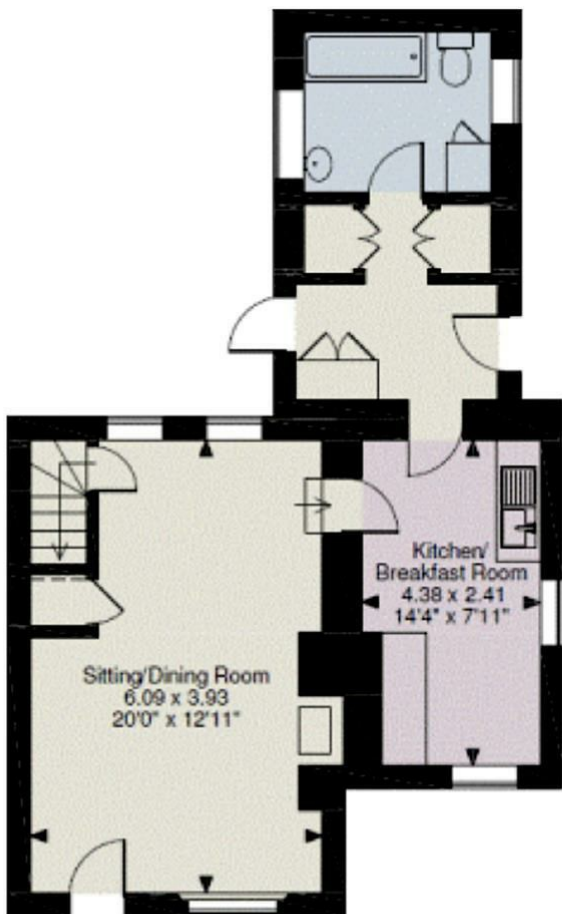
Outside, to the front the garden is enclosed with a low stone wall, and to the right front corner is a naturally handy space for bins. On the right, the hard standing is an ideal driveway for one large vehicle. Behind the house, the terrace is a wonderful sun trap, and beyond it a path leads all the way to the bottom of the garden, with borders on the right and the lawn running down the left side. Such is the space that there is a wide array of different flowering plants, shrubs, alongside a greenhouse to the front and beyond the lawn there is a large vegetable patch. To the bottom, the garden is sheltered by some large trees, which provides an ideal opportunity for a rope swing! On the right is a timber shed, and in the opposite corner a rather attractive brick bothy, probably originally a wash house or wc, nestles under the conifer. The whole garden is in the order of 100 feet long.

Mains water, electric central heating,  
Cherwell District Council  
Council tax band D  
£2,077-86 p.a. 2022/23  
Freehold.

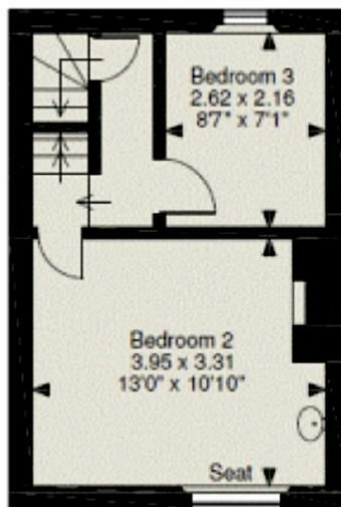




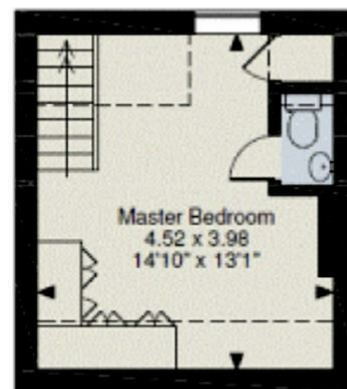
Approximate Gross Internal Area  
943 Sq Ft/88 Sq M



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>	8	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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