





56 Holliers Crescent, Middle Barton, OX7 7HN

Offers Over £325,000

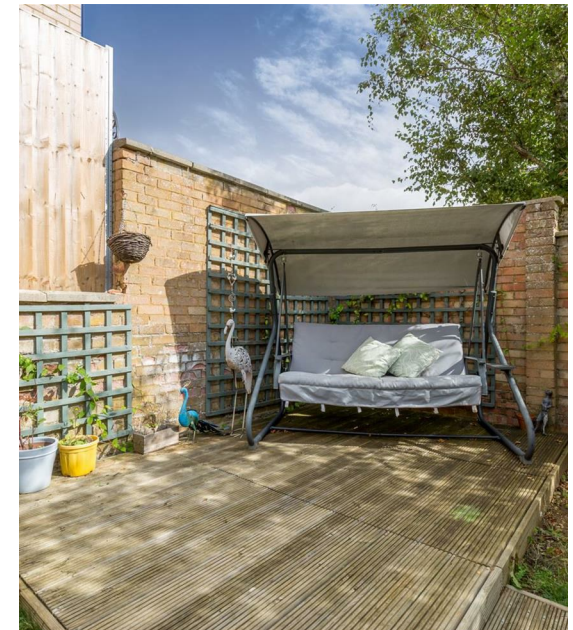
The ideal home for a family starting out. Lovely condition, relaxed and roomy, in one of the friendliest villages in the area

Lovely, bright and well presented detached house in excellent order, sitting in a corner plot in a small cul-de-sac. 3 good bedrooms, modern kitchen and bathroom, utility room, garage plus driveway, and a very pretty garden. NO CHAIN.

Middle Barton is a wonderful village just 7 miles from Woodstock and 10 miles from Bicester. it offers a wide range of facilities ranging from a fine Lebanese restaurant and a pub, to a mini-market and cafe, a garage and a post office, even a great village hall and playing fields. The primary school is one of the main reasons why young families favour the village, within easy walking distance and exceptionally well regarded. While rural and very much tucked away the village is well placed for commutability, which is easy from a number of railway stations within a short drive offering connections to London and Birmingham. And a local bus service circulates around the nearby villages.

This is the third time we have represented this house! And each time it has suited the buyers admirably until they have naturally made the next move up the property ladder. It's a very happy house; light and bright with large windows and good sized rooms, and it nestles neatly in a small cul-de-sac hence it's quiet and very safe for small children. In the last few years the current owners have put a lot of work and care into the house, principally the kitchen and bathroom, plus landscaping the garden. And the overall decor and feel is also changed to feel warmer and more inviting. So it's ready to go without anything to do. Move in, and relax...

- Three bedrooms
- Replacement fitted kitchen
- Pretty walled garden
- Double aspect bathroom
- Integral garage
- Very light throughout
- Living/ dining room
- Paved off street parking



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Entering a bright and wide entrance hall with tiled floor, the stairs rise in front of you with the living/ dining room off to the rear. This living room is a great size, wide to the front and well lit via a large window. And to the rear there's a natural dining area to the rear next to the kitchen, with glazed doors opening onto the terrace. The kitchen is smart, modern and well fitted with a comprehensive range of attractive wall and base units, well designed to provide a lot of prep space and storage (included in which is a large understairs cupboard). And at the rear the sink sits in the ideal spot to keep an eye on children in the garden. Adjacent to this is a utility room with glazed door to the garden, plus a garage with power and light - above which there is a large roof void which could offer further storage.

On the first floor there are three bedrooms. The main is a lovely, bright and spacious room, with a south facing outlook, and includes a large alcove ideal for fitting a wardrobe. Bedroom two is also a good size with integral wardrobe and overlooking the garden. Bedroom three is more compact, an ample child's room or a study but well enough proportioned that it's easy to plan and use. And serving all three is a delightful bathroom recently refitted to a lovely standard, stylish and pretty with a new suite that includes a shower above the bath.

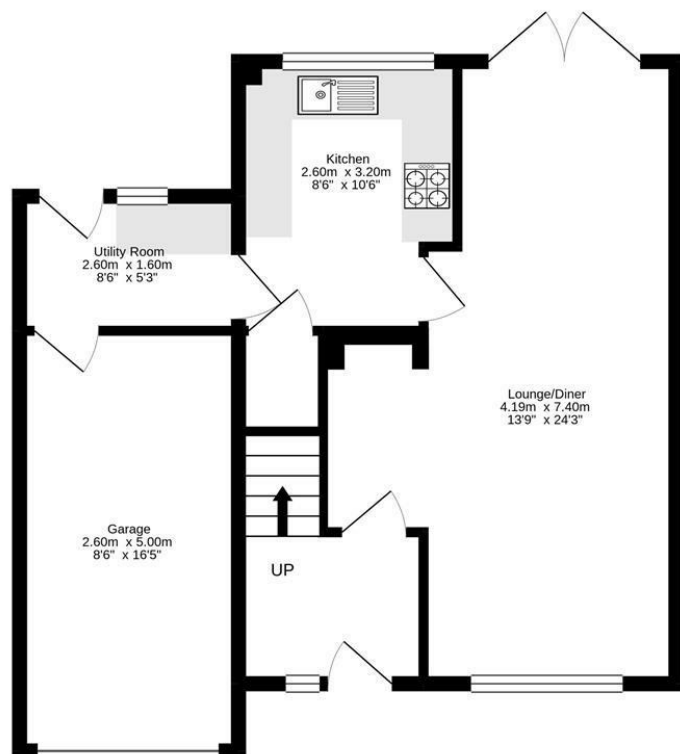
Outside, the property enjoys good space. To the front there is ample parking on a block paved drive - in addition to the garage with a large roof void - for two cars, curving round to the verge (which we are informed is owned by the property). The rear garden has been softly landscaped, with the lawn the dominating part surrounded by a variety of pretty borders. There's a terrace both behind the house and also in the rear corner. and a veg planter at the rear in a wooden frame. It's all enclosed by brick walls and hence very secure as well as attractive.

Mains water, drainage, gas
West Oxfordshire District Council
Council tax band D
£1,925-86 p.a. 2021/22

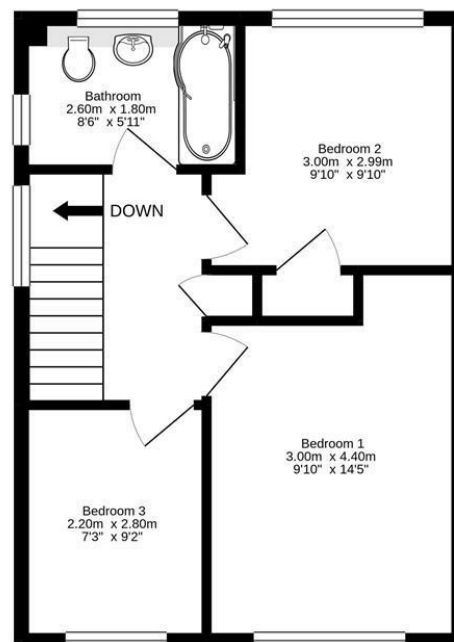




Ground Floor
55.2 sq.m. (594 sq.ft.) approx.



1st Floor
38.4 sq.m. (413 sq.ft.) approx.



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TOTAL FLOOR AREA : 93.6 sq.m. (1007 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		100
(92 plus) A		
(81-91) B		
(69-80) C	72	
(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	

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