





1 Old Rectory Court, Middleton Stoney, OX25 4TD

Guide Price £600,000

Few houses flow this well or feel as easy to use. It's a place to unwind and live with no drama. Great space, condition and access, the ideal family house.

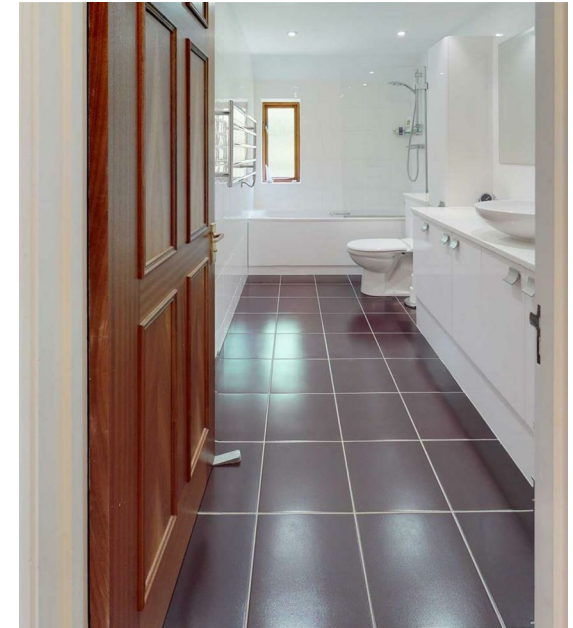
VIRTUAL TOUR AVAILABLE. Bright and well proportioned stone house of over 2,100 sq ft, set in a wide plot with double garage. Four generous bedrooms (one en-suite), three receptions, modern kitchen and bathrooms, plus cloak room and utility. NO CHAIN.

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.

Number 1 is an extremely complete package. With excellent living space, a swish master bedroom suite, modern kitchen, great outside space, utility room, cloakroom and not to mention a double garage plus masses of parking, there's not a lot it doesn't offer! But more than that, most people buy houses on the way they feel. This one encourages you to relax from the moment you enter. The large living room with its fireplace swallows any suite, and this flows into a well proportioned dining room, which in turn connects into a large and modern kitchen with both a long peninsula and a generous dining area.

The entrance is via an open porch, with the door finding a broad hall that enjoys great natural light from all directions. This sets the tone of positivity from the first moment. First on the right there is a door into the garage, a vast space at nearly 300 sq feet and while perfect for storage/ cars, it could equally lend itself well to further accommodation (Annex? Home office? Gym?). There is also a hatch in the ceiling that leads into a large loft area. Straight ahead there is a modern cloakroom, immaculately presented and well planned including a modern vanity that hides the cistern and also houses the sink. Turning left, the hall continues. On the left the study is conveniently located away from the rest of the accommodation, making concentration in a busy household a little more likely! Although with its two windows overlooking the peaceful close and lovely front garden there are some pleasant distractions. Moving on down the hall, it broadens, with a stairwell to the left which is well lit with a window on the half landing. Ahead the door opens into the main living room. Instantly it's apparent this is a large space. But more than that, the strong natural light continues as there are two side windows looking across the front garden, in addition to the glazed door at the end that opens onto a terrace. At 20 feet in length this is a great space by most measures, and the open fireplace to the right is both practical and attractive.

- Great space, style, condition
- 20 ft living room with fireplace
- Double garage, great parking
- Four very good bedrooms
- Refitted bathroom, en-suite
- Lovely gardens round 4 sides
- Refitted kitchen/ breakfast room
- Separate utility room & wc



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We spoke in our headline of a great flow, and so it runs. Glazed double doors to the side of the living room open into a very well proportioned dining room which also provides a glazed door onto the garden behind, encouraging summer dining on the terrace and inviting the garden space in. These connecting doors between the two rooms mean the spaces can be conveniently separated when needed (and still share natural light) or integrated for parties/ family Christmases etc - the best of both worlds. And the flow continues onward to the kitchen. This is a wonderful room, the heart of the house that includes a wide range of modern units, recently refitted to provide a well-planned working space, in addition to a large area perfect for a good sized table and chairs. The granite work surfaces, modern tiled floor, high quality fittings and the storage solutions tell you all you need to know about the thought and expense applied to this room. In addition, to further increase the practicality of the kitchen, in the utility room the same fittings apply, with space for a washing machine and fridge/freezer, and there is also a further sink to the rear. With a door out to the garden from this room, it is ideal as a dog/ boot room to keep the rest of the house separate from mud and mess?

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Upstairs, there is more of the same. The landing is broad and bright, large enough that it currently houses a bureau without impeding ease of access. Looking right, the first of the four bedrooms is the smallest, although even with a range of wardrobes covering one wall this room is a double that could easily house a teenager or provide perfect guest space. In the right hand corner a larger bedroom is nigh-on 11 ft square, ideally proportioned, and it overlooks the rear garden. Next door, the family bathroom has been refitted recently to provide a large, bright washing facility that is as well-planned as the kitchen. The floor is tiled for practicality, and the vanity unit to the right provides a significant amount of useful storage to hide all the usual toiletries and cleaning products. And on its top the sink is a surface-mounted circular bowl with a simple chrome mixer behind - a simple and stylish item. There is a wider than normal heated towel rail to the side, and even the bath has been thoughtfully fitted with a thermostatic shower to one wall.

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Next door, there is the master suite. With a bank of mirror-fronted wardrobes to the left wall, the overall floor area allows for the largest of beds and other furnishings to be placed with masses of room to spare. It's a lovely room, with a window looking out towards the trees and overlooking the garden. And adjacent to it is an en-suite, immaculately presented and refitted at the same time as the bathroom in the same style, including a high quality thermostatic shower. The last of the four bedrooms next door is even longer than the master, albeit slimmer, and overlooks the front garden and close. There are fitted wardrobes which provide great storage and at the same time square off the dimensions. Completing the upstairs is a deep airing cupboard, and also note that the loft hatch opens into a large and tall space that provides enormous storage.

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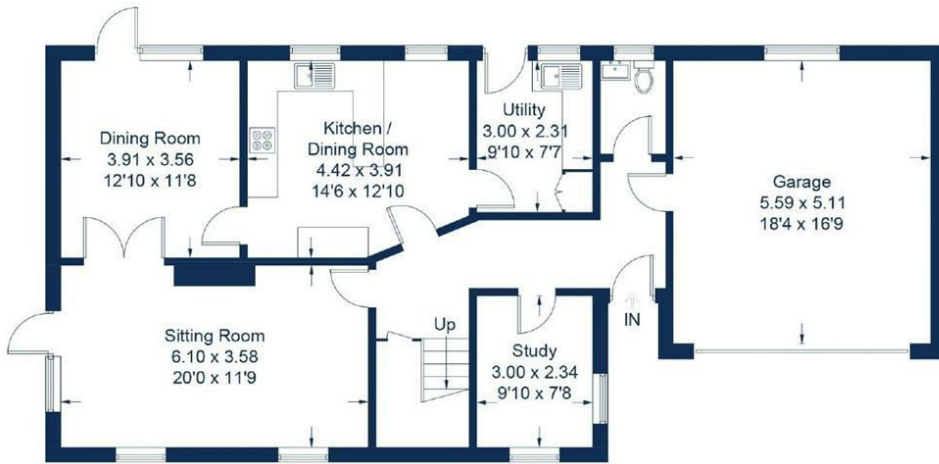
Outside needs careful explanation. Due to the low maintenance requirements of our owners, the spaces have been landscaped to provide many different seating areas and lovely planted borders, with a wide range of shrubs, bushes and flowering plants. There is also a greenhouse and a shed for extra storage. At the left end the terrace is broad, and facing South and West it catches the light from late morning. This gives way to a lawn flanked with a dizzying array of mature plants, and this includes several trees. Then the lawn runs across half of the rear before planted areas take over, running across the rear to a pergola on the right hand end. An access gate on the right runs back round to the broad block paving that currently provides parking for three or four cars, but alongside this is a broad garden with a further mature lawn flanked by more bushes, flowering plants and trees. The whole outlook is calm, mature and peaceful, with the close itself also feeling open, spacious and high quality.

Mains water, Septic tank, oil c.h.
Cherwell District Council
Council tax band F
C.£2,743 p.a. 2019/20





Approximate Gross Internal Area
 Ground Floor = 117 sq m / 1259 sq ft (Including Garage)
 First Floor = 80.7 sq m / 869 sq ft
 Total = 197.7 sq m / 2128 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(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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