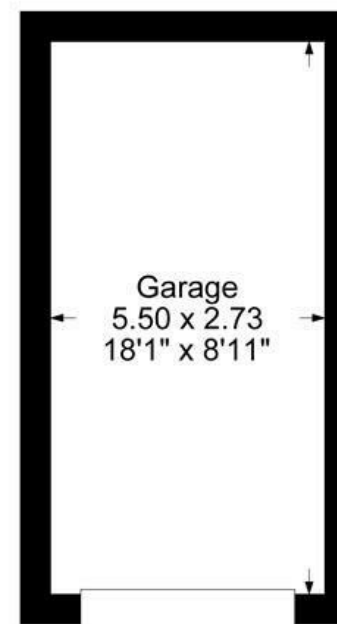




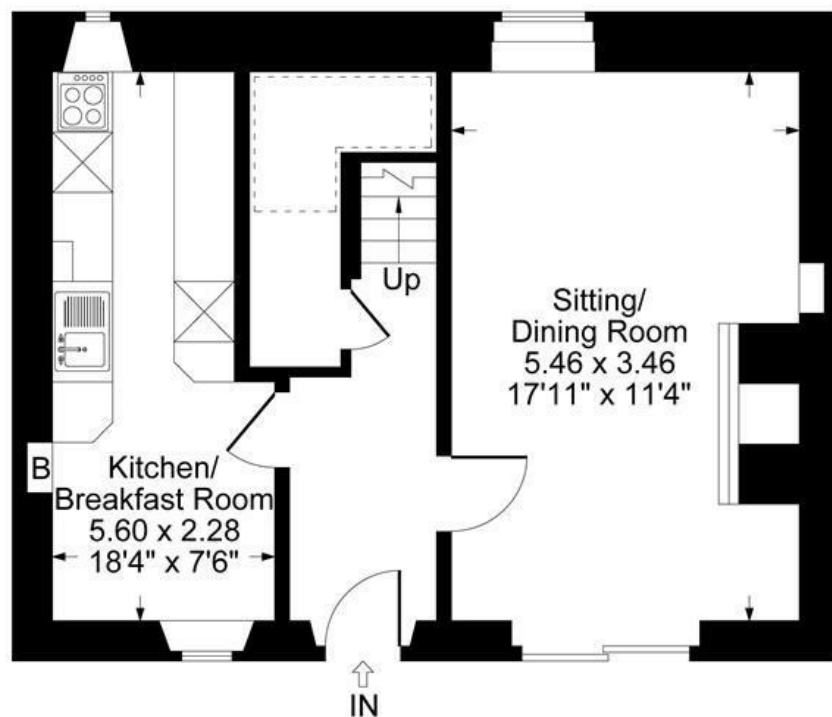


Approximate Gross Internal Area
Ground Floor = 40.56 sq m / 437 sq ft
First Floor = 42.05 sq m / 453 sq ft
Garage = 15.01 sq m / 162 sq ft
Total Area = 97.62 sq m / 1052 sq ft

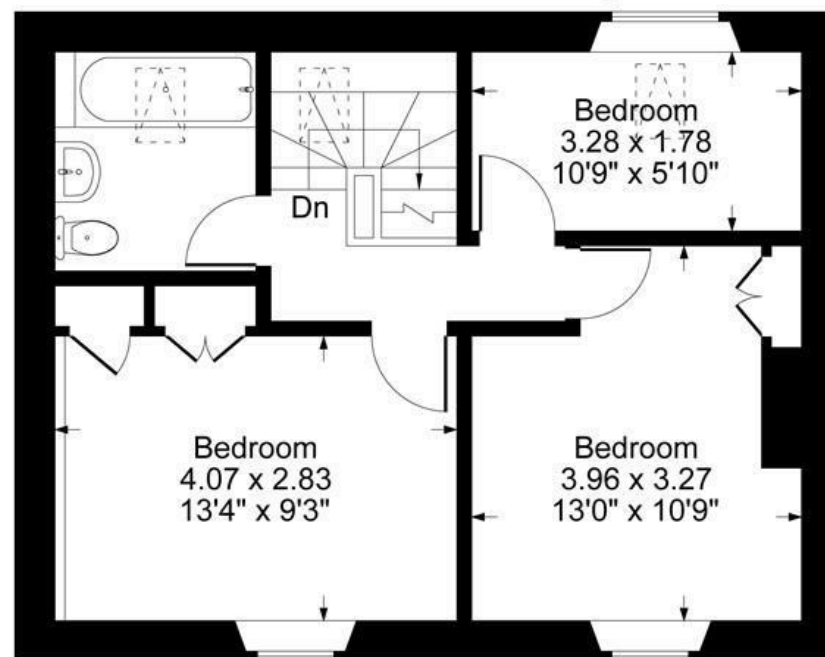
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

The Property

Nestled in the sought-after village of Barford St Michael, 2 The Potteries is an attractive three-bedroom home offering well-balanced accommodation across two floors. The ground floor features a welcoming kitchen/dining area and a bright, spacious living room, creating a versatile space for modern family living. Stairs lead to the first floor, where there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a garage. With its desirable location and practical layout, 2 The Potteries presents an excellent opportunity for those seeking a home in this picturesque Oxfordshire setting.

Situation

The villages of Barford St Michael and Barford St John sit opposite each other across the scenic valley of the River Swere, offering a charming rural setting with a strong sense of community. Barford St Michael features a village hall, a historic church, a traditional pub, and a range of local clubs and activities. The area falls within the catchment for well-regarded primary schools in Deddington and Bloxham, with secondary education at The Warriner School in Bloxham. A variety of independent schools, including St John's (Banbury), Winchester House (Brackley), Bloxham School, Tudor Hall, and Stowe, are also within easy reach. Nearby Deddington provides additional amenities, while Banbury and Oxford offer comprehensive facilities. The M40 motorway is accessible at Junctions 10 and 11, and mainline rail services from Kings Sutton, Banbury, and Bicester ensure excellent transport links. For leisure, Soho Farmhouse is just five miles away.





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