



Middle Barton

Middle Barton

A Beautifully Presented and Updated Four Bedroom Home with the added benefit of a useful garden room with running water and electricity, good size gardens and parking for multiple cars.

Middle Barton is a popular village with easy access to Deddington, Banbury, Bicester, Chipping Norton and Oxford. There is a Village Primary School, Village Stores, Post Office, Lebanese Restaurant, Active Sports and Social Club with a Playground and a Public House. A community bus service, Our Bus Bartons, operates services to Banbury, Oxford and surrounding villages and provides a link to local health centres, supermarkets and railway stations. Open Countryside is just a short stroll away. Soho Farmhouse is located nearby.

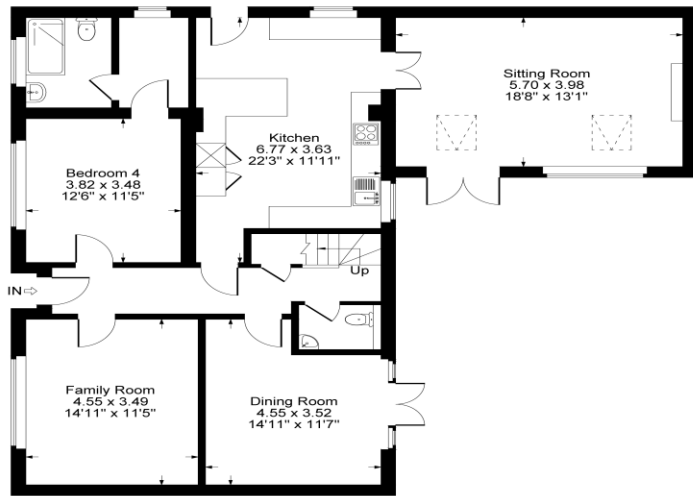




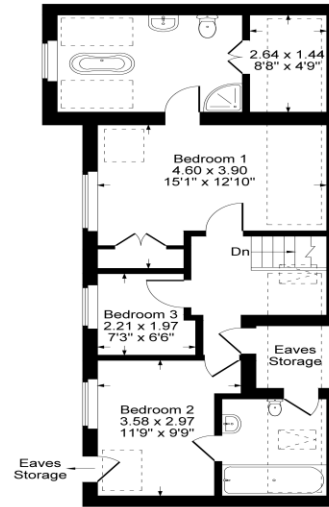
The Property Briefly Comprises Of:

- Entrance Hall
- Sitting Room
- Dining Room
- Lounge
- Kitchen/Breakfast Room
- Bedroom with Dressing Area and Ensuite Shower Room
- Bedroom with Ensuite Bathroom
- Bedroom with Ensuite Shower Room
- Off Road Parking for 3 or 4 Vehicles
- Private and Enclosed Rear Garden
- Detached Garden/Office Room

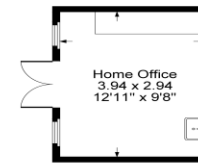
Guide Price: £630,000



Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area = 172.78 sq m / 1860 sq ft
 Outbuilding = 11.58 sq m / 125 sq ft
 Total Area = 184.36 sq m / 1985 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority
 West Oxfordshire District Council

Council Tax Band: E
 (Subject to change after completion)

Tenure
 Freehold

Distances
 Deddington c. 6 miles
 Chipping Norton c. 8 miles
 Bicester c. 10 miles
 Banbury c. 12 miles
 Oxford c. 16 miles

London Marylebone via Oxford, c. 1 hour

Mark David
 ESTATE AGENTS
 Sales • Lettings • Management

Market House, Market Square, Deddington, Oxfordshire
 OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk
 www.mark-david.co.uk



Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-
 1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. 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.
 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.