



Old Johns Close, Middle Barton, OX7 7EB

£375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Tucked away at the end of this quiet cul-de-sac of modern stone built houses is this deceptively spacious and well presented 4 bedroom end of terraced house arranged over 3 floors and backs directly onto "The Bartons" sports field with children's play area. This ideal family home is being sold with no chain and viewing is strongly recommended. The property comprises: Entrance hall, cloakroom, modern kitchen/breakfast room with granite worktops, living room with access to the garden. On the ground floor there is polished ceramic tiled flooring. Upstairs there is a guest bedroom with en-suite shower room along with 2 further bedrooms and a family bathroom. On the second floor is the master bedroom with large eves wardrobe and refitted shower room. Outside there is a paved rear garden with garden store and small front garden laid to lawn along with driveway parking for 2 cars to the side. There is also an area of visitors parking available.

### Additional information to note

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is likely mobile voice with EE and Three with limited voice with O2 and Vodafone with limited or no data inside the house. Outside there is likely voice and data with all providers.
- Maintenance Charge: £10 per month maintenance charge for communal areas of the development.

Council Tax Band: E

EPC Rating: C





## Key Features

- End Terraced House
- 4 Bedrooms
- 2 En-Suites
- Modern Kitchen
- Downstairs Cloakroom
- Tucked Away Location
- Cul-De-Sac
- Backing onto Sports Field
- No Chain
- Viewing Recommended

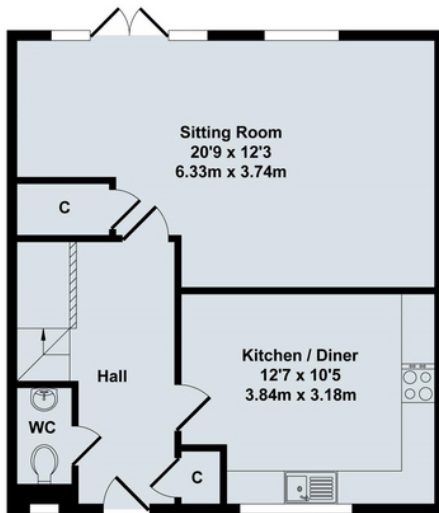
## The Location

The popular village of Middle Barton is ideally situated to the north of Oxford within easy reach of Charlbury, Bicester North, Bicester Village, Lower Heyford and the new Oxford Parkway railway stations for access into Oxford and London. The village benefits from good local facilities including a thriving primary school which is the hub of the community, two churches, a pub and a general store with post office and cafe. There is also a Sports and Social Club with excellent facilities – tennis courts, a football pitch and an excellent playground for children. Middle Barton is situated only a short distance from Oxford and Banbury both offering a greater variety of shopping facilities.

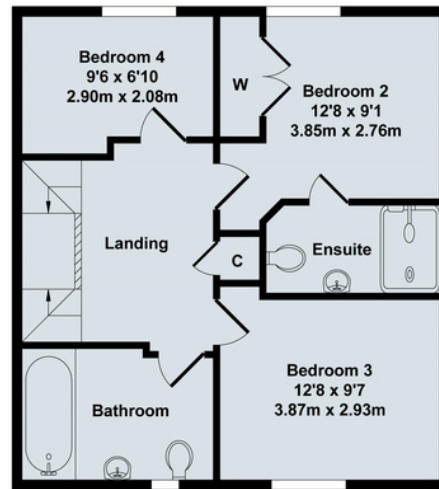
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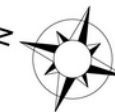
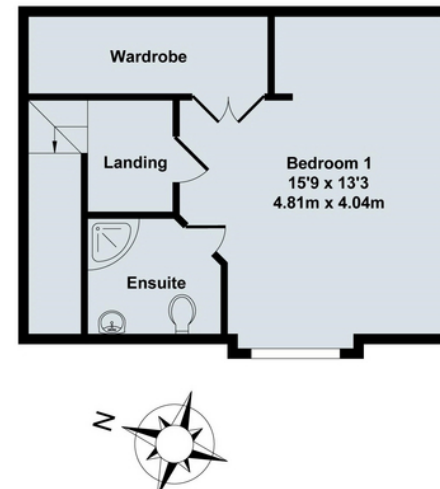
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Ground Floor



First Floor



Second Floor

Total Approx. Floor Area 1288 Sq.Ft. (119.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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