



2 The Potteries, High Street, Barford St Michael OX17 0RF  
£305,000

Stanbra  
Powell

Estate Agents  
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Property Lettings







*A stone cottage located in the heart of this un-spoilt village benefiting from a garage, offered with no onward chain*

**Entrance hall | Dual aspect living room | Kitchen/breakfast room | Three first floor bedrooms | Bathroom | Single garage | Oil fired heating | Double glazing**

A well maintained three bedroom period terraced cottage providing generous size accommodation throughout. The property enjoys courtyard development in this popular village conveniently located between Bloxham and Deddington.

#### Ground Floor

Front door.

**Spacious entrance hall:** Stairs rising off to first floor. Exposed stone work. Useful understairs storage cupboard (formerly cloakroom/WC). Exposed timbers.

**Kitchen/breakfast room:** Stainless steel inset sink unit and drainer. Range of light wood fronted wall and base units, ample work surfaces. Integrated electric hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space for fridge/freezer. Floor mounted oil fired boiler. Double glazed window to front aspect. Exposed timbers.

**Living room:** Dual aspect room. Feature stone fireplace with open hearth. Double glazed sliding patio doors to front aspect. Exposed timbers.

#### First Floor

**Landing:** Velux window to rear. Access to loft.

**Bedroom one:** Double bedroom to front aspect. Fitted wardrobes.

**Bedroom two:** Double bedroom to front aspect. Fitted wardrobes.

**Bedroom three:** Generous single bedroom to rear aspect. Velux window plus double glazed window to rear.

**Bathroom:** White suite comprising of panel bath with thermostatic shower unit over, low level WC and pedestal hand basin. Tiling to splashback areas. Velux window.

#### Outside

**Front:** Small patio area.

**Garage:** Single garage with metal up and over door. Light and power connected.

#### Agents Note

Please note that there is no rear garden to this property other than access to the oil tank via a communal passageway.

#### Location

The village of Barford St Michael has a village hall, church, pub and a thriving community with numerous clubs and activities. For primary schooling the village falls within the catchment area of both Deddington & Bloxham whilst secondary schooling is at The Warriner in Bloxham. The neighbouring village of Deddington offers further amenities plus comprehensive facilities can also be found in both Oxford and Banbury. Access to M40 Motorway can be gained at Junction 10 or 11 and mainline rail services are available from Kings Sutton, Banbury & Bicester. Soho Farmhouse is approx. 6 miles away.

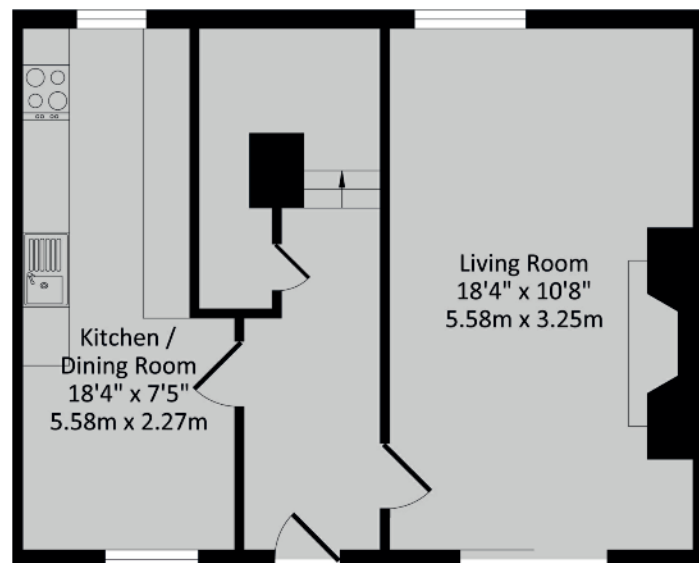
**Services:** All except gas    **Council Tax Banding:** D  
**Authority:** Cherwell District Council



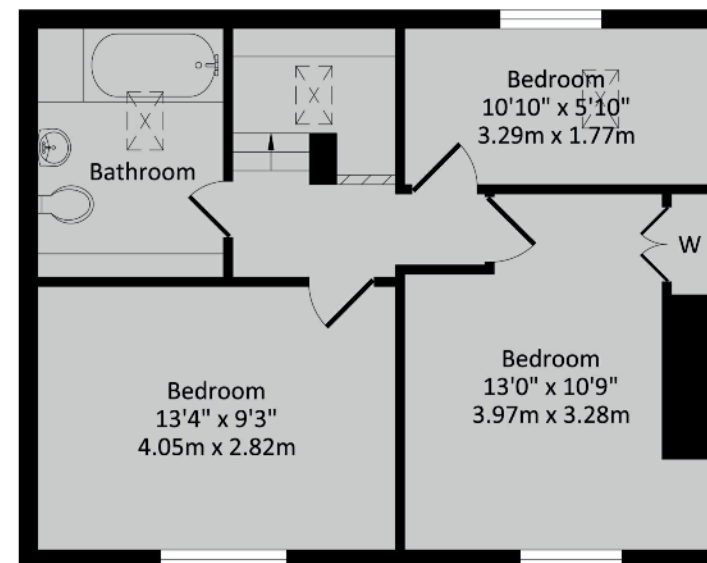




## Ground Floor 432 sq.ft. (40.10 sq.m.) approx.

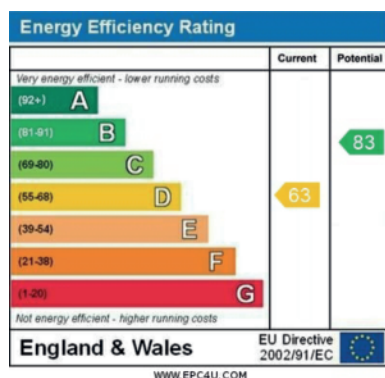


## First Floor 432 sq.ft. (40.10 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 864 sq.ft. (80.20 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,  
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

**stanbra-powell.co.uk**

