



Worton Road

Guide Price £649,950
Middle Barton OX7

An exceptionally versatile character home in a sought after village setting, close to Soho Farmhouse.

- Spacious character village home
- Integrated annexe
- Circa 2136 square feet
- Flexible accommodation
- Two parking areas
- Private rear garden
- Close to Soho Farmhouse
- No onward chain
- Council tax band F | EPC TBC
- Tenure Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





This charming and deceptively spacious village property offers a rare combination of period character and flexible modern living, positioned in a popular Oxfordshire village near Soho Farmhouse with no onward chain.

The house is thoughtfully arranged into two distinct parts, ideal for multi-generational living, guest accommodation, home working, or potential rental income. The main house exudes character and warmth, with a spacious open-plan kitchen, living, and dining area at the rear – perfect for everyday family life and entertaining. This generous space opens directly onto the private garden, creating a seamless flow between indoors and out. A ground-floor bathroom and its own entrance add further convenience.

Upstairs, the main house features four well-proportioned bedrooms, including a principal bedroom with en-suite, and a stylish family bathroom.

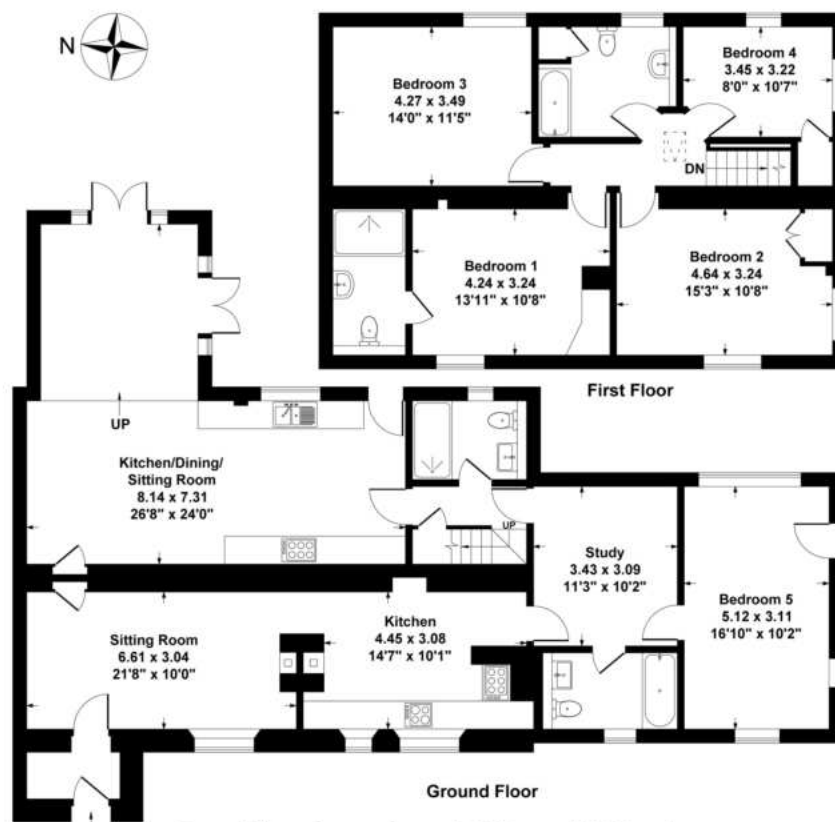
The rest of the house forms a separate ground-floor annexe that can be entirely self-contained. It offers true versatility to suit a variety of needs with its own front door, living room, kitchen area, bathroom, and two flexible rooms that could serve as bedrooms, a study, or a combination of both.

Externally, the property boasts two separate designated parking areas (with space for 4-5 cars) and a private, enclosed rear garden – ideal for relaxing or entertaining.

Middle Barton is a quaint village nestled in the heart of Oxfordshire, on the edge of the North Cotswolds. Surrounded by picturesque countryside, it exudes charm with its historic buildings, including the beautiful St. Mary's Church positioned at Steeple Barton. Soho Farmhouse is within easy reach, as are Chipping Norton, Woodstock, Deddington and Oxford, as well as shopping at Bicester Village. The village boasts a pre-school and primary school, village store, post office, sport & social club and a popular restaurant. Secondary education is to be found at Upper Heyford and Chipping Norton, and nearby train stations offer fast links into London from Lower Heyford (approx 4 miles) and Bicester (approx 10 miles).

*Pictures of the annexe to follow

- Tenure: Freehold
- Local Authority: West Oxfordshire
- Council Tax Band: F
- Utilities: Mains gas, electric, Drainage & water



Ground Floor Approx Area = 122.59 sq m / 1320 sq ft
 First Floor Approx Area = 75.82 sq m / 816 sq ft
 Total Area = 198.41 sq m / 2136 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.