



The Hollies

Guide Price £525,000
Middle Barton. OX7

Tucked away within a highly exclusive farmhouse development of just a handful of homes, The Hollies is an immaculate three-bedroom stone-built mews house.

- Beautiful stone-built mews house
- Exclusive farmhouse development
- Three bedrooms | 2 bathrooms
- Backs onto open countryside
- Off-street parking for three cars
- Impressive open-plan living space
- Immaculate condition
- Close to Soho Farmhouse
- EPC rating B & council tax E
- Tenure freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





Tucked away within a highly exclusive farmhouse development of just a handful of homes, The Hollies is an immaculate three-bedroom stone-built mews house.

The ground floor offers a superb open-plan kitchen, dining, and living space – perfect for both everyday family life and entertaining. The ground floor also features a separate living room, a WC and a convenient utility room adjacent to the kitchen.

Upstairs, the principal bedroom enjoys its own ensuite shower room, with two further bedrooms served by a well-appointed family bathroom. The landing also offers room for a home office, making excellent use of the space. Each area is thoughtfully designed, filled with natural light, and finished to an exceptional standard.

Externally, the property boasts generous off-street parking for three vehicles. To the rear is a low-maintenance garden, thoughtfully laid out with a lawn and patio to enjoy outdoor living with ease.

Set in the sought-after village of Middle Barton, within easy reach of Chipping Norton and Oxford, The Hollies presents a wonderful opportunity to enjoy a blend of countryside tranquillity and modern comfort.

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 and popular pub / 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).

- Tenure: Freehold
- Local Authority: West Oxfordshire
- Council Tax Band E
- Utilities: Mains gas, electric, drainage & water.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



The Hollies, 3 Irons Court, Middle Barton, Chipping Norton OX7 7AY

Approximate Gross Internal Area
Main House = 126 Sq M/1356 Sq Ft
Outbuilding = 6 Sq M/65 Sq Ft
Total = 132 Sq M/1421 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		110
(92 plus) A		
(81-91) B	84	
(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.