



10 RECTORY CRESCENT

MIDDLE BARTON, OX7 7BP

£425,000
FREEHOLD

Located in the peaceful village of Middle Barton, 10 Rectory Crescent is a well-presented 3/4 bedroom Chalet bungalow that has been thoughtfully reconfigured to make the most of the space. The home offers a bright, airy feel throughout, with a flowing layout, making it a comfortable and practical choice for families of all sizes.

The downstairs of the property includes a spacious kitchen, lounge diner, and two additional reception rooms, or two additional bedrooms, alongside a family bathroom. Upstairs, you'll find two further bedrooms, one of which benefits from an en-suite, with both rooms offering excellent storage. The large Velux window on the landing floods the upstairs with natural light, enhancing the home's sense of space and brightness. Outside, the newly laid flag stone patio leads you to a South facing garden and garage with an EV charger.

Middle Barton is a charming village located approximately 14 miles north of Oxford and 10 miles south of Banbury, offering both countryside tranquillity and good access to larger towns. The

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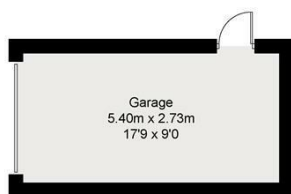
Estate Agents



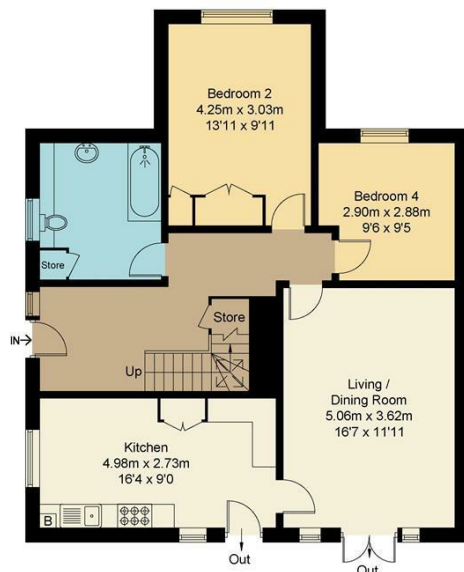
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Rectory Crescent OX7

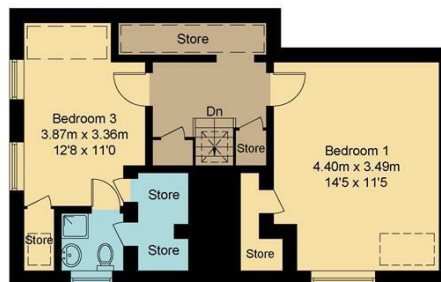
Approximate Gross Internal Area = 121.30 sq m / 1306 sq ft
Garage = 14.70 sq m / 158 sq ft
Total = 136.0 sq m / 1464 sq ft
For identification only - Not to scale



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale. for illustration and layout purposes only.
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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