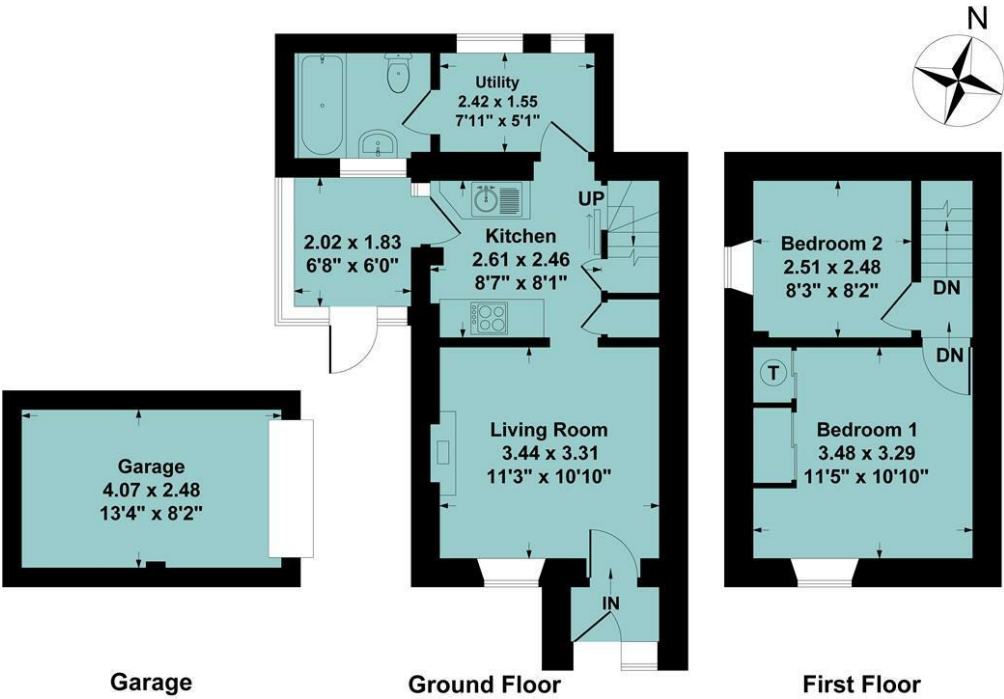


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

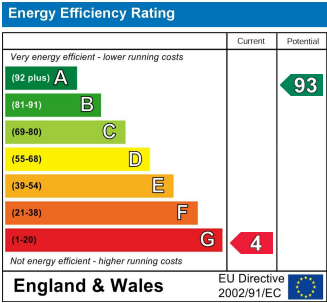
Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 34.26 sq m / 369 sq ft
First Floor Approx Area = 20.36 sq m / 219 sq ft
Garage Approx Area = 10.09 sq m / 109 sq ft
Total Area = 64.71 sq m / 697 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



11 Worton Road
Middle Barton



11 Worton Road, Middle Barton,
Oxfordshire, OX7 7EE

Approximate distances
Oxford 17 miles
Woodstock 7 miles
Chipping Norton 9 miles
Bicester 10 miles
Banbury 12 miles
M40 (Baynards Green) 9 miles
Soho Farmhouse 4.7 miles
Rail services to London available in the nearby towns of
Charlbury, Lower Heyford and Bicester North

THIS CHARMING TWO-BEDROOM SEMI-DETACHED COTTAGE, DATING BACK TO AROUND 1845, IS NESTLED IN THE SOUGHT-AFTER VILLAGE OF MIDDLE BARTON AND COMBINES PERIOD CHARACTER WITH MODERN COMFORTS. FEATURING AN UPDATED KITCHEN AND BATHROOM, THE PROPERTY ALSO OFFERS GENEROUS GARDENS AND EXCITING POTENTIAL FOR FURTHER DEVELOPMENT, MAKING IT AN IDEAL HOME FOR FAMILIES OR THOSE LOOKING TO CREATE THEIR PERFECT COUNTRYSIDE RETREAT ON THE EDGE OF THE COTSWOLDS.

Entrance porch, lounge, kitchen, utility, downstairs bathroom, conservatory, two bedrooms, garage, outbuildings. Energy rating: G

£350,000 FREEHOLD



Directions

From Banbury proceed in a southerly direction toward Oxford (A4260). Travel through the villages of Adderbury and Deddington and at the traffic lights at Hopcrofts Holt turn right opposite The Holt Hotel where signposted to The Bartons. After approximately 1½ miles Middle Barton will be reached. Travel along North Street for approximately ½ a mile and then turn right into Worton Road. The property will be found on your left hand side opposite the turning into Frances Road.

Situation

MIDDLE BARTON is ideally situated to the North of Oxford within easy reach of Charlbury, Bicester North and Lower Heyford railway stations for access into London and offers good local facilities including a village Primary and Pre-School, 2 churches, a general store/post office and two pubs/restaurants. There are also various clubs and social activities with Kirtlington polo ground close by. Middle Barton is situated only a short distance from the towns of Oxford, Chipping Norton, Bicester and Banbury, all offering more comprehensive shopping and leisure facilities, with Bicester Village retail outlet and Soho Farmhouse also within easy reach.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * Enter into the property via an entrance porch to the front, with a further door leading into the lounge.
- * Lounge with multifuel burner and tiled flooring, space for dining table and chairs, electric panel heater, window to front, doorway through to kitchen.
- * Kitchen fitted with a range of base and eye level units with worktops over. Integral oven with four ring electric hob and extractor over, integral fridge, electric plinth heater, inset sink, under stair storage, door to utility, door to conservatory, stairs to first floor.
- * Utility with space and plumbing for washing machine, two windows to the rear, door to bathroom.
- * Bathroom fitted with a white suite, panelled bath with shower over, WC and wash hand basin. Tiled walls, window to front.
- * Stairs leading to the first floor landing with doors to both bedrooms.
- * Bedroom one is a large double with a window to the front of the property, electric panel heater, built in wardrobes and storage cupboard housing the hot water tank.

- * Bedroom two is a single with a window to the side, electric panel heater.
- * Off the kitchen there is a small conservatory/boot room with garden access.
- * Garage with up and over door.
- * The garden is a large plot which is currently open with the neighbours garden at number 9 and is separated by a garden path. The garden is subject to rights of way across the neighbouring garden and they have access across number 11 to reach their garden. There are several out buildings for storage as well as a garage and a garden office to the rear of the plot which is in need of modernisation.

Services

All mains services are connected with the exception of gas.

Local Authority

West Oxfordshire District Council. Council tax band D.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: G

A copy of the full Energy Performance Certificate is available on request.