

# The Old Vicarage

Steeple Barton, Oxfordshire



# TO LET

A Grade II Listed Cotswold family house, set in its own secluded grounds, on a country estate

## Property Comprises

- Porch & Reception Hall
- 4 Double Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- Kitchen/Breakfast Room
- Parking and Garage
- Utility, Larder, Cloakroom
- Private Gardens

## Description

The Old Vicarage is a stunning Grade II Listed Cotswold property, which benefits from well-proportioned and light accommodation on 2 floors.

The property is well presented throughout, retaining the charm and character of a period building including high ceilings, sash windows and fireplaces.

## Situation

**Woodstock 7 miles • Chipping Norton 10 miles • Banbury 12 miles • Oxford 17 miles • M40 (Junction 10) 9 miles.**

(all distances approximate)

The Old Vicarage is situated in the rural hamlet of Steeple Barton, on the edge of the Cotswolds.

In medieval times there was a sizeable settlement near Steeple Barton. However, the population moved over time to a more central part of the area, being Middle Barton – which offers a public house, primary school, restaurant, village shop and post office. The village also benefits from being a short

drive from Soho Farmhouse and a 15 minute drive to Bicester Designer Outlet Village.

Whilst being in an idyllic location, there is good commuter access to London and Birmingham via Junction 10 of the M40 (approx. 9 miles), together with rail links from Lower Heyford and Oxford Parkway to London Paddington and Bicester to Marleybone, London.

Woodstock and Chipping Norton provide everyday shopping facilities, whilst Banbury and Oxford have more extensive recreational and shopping amenities.

There is excellent schooling in the area including Tudor Hall, Bloxham, Kitebrook, The Dragon, Cothill, Summer Fields, St Edwards, Oxford High, Radley and Stowe.

## Fixtures and Fittings

The property is available to let unfurnished, with the existing fixtures and fittings described in these particulars. Any items shown in marketing material or viewing may be subject to change. Please contact our office should you require clarity on specific items.

## Services

Mains water, electricity and drainage. Oil fired central heating. Telephone and Broadband availability subject to individual packages and BT transfer regulations.

## Local Authority

West Oxfordshire District Council  
Telephone: 01993 861000

## Outgoings

The tenant(s) will be responsible for:

1. All outgoing and running costs during the tenancy, to include Council Tax.
2. The tenancy set up costs as outlined in our Application Form.

## Viewings (Strictly by appointment)

Please telephone Butler Sherborn, Burford Office- 01993 822325.

## Postcode OX25 4QP

## Directions

Leaving the M40 Junction 9, proceed onto the A34 towards Oxford for approx. 1 mile, exiting onto the B430 signposted to Weston on the Green. Continue on the B430 until reaching Middleton Stoney. At the traffic lights, bear left, onto the B4030 towards Heyfords and Bartons and proceed through two further junctions staying on the B4030 towards The Bartons. On entering The Bartons, continue on this road and take the left hand turning to Steeple Barton. Proceed down the hill and around the sharp right-hand bend. The entrance for the Old Vicarage will then be on the right-hand side.

## ACCOMMODATION

### GROUND FLOOR

**Porch:** Large solid door opens to Entrance Hall which in turn has a part glazed door into the Reception Hall and further door to:

**Study:** Windows to the front. Open fireplace with stone surround and hearth.

**Reception Hall:** In the heart of the house the spacious hall leads to the core of all of the ground floor accommodation. Stairs rising to first floor.

**Drawing Room:** A light well-proportioned room with sash, bay windows overlooking the gardens having concealed wooden shutters. Open fireplace with stone surround and hearth.

**Dining Room:** With open fire having stone surround and hearth. Sash windows to the garden.

**Cloakroom/Linen Room:** A good storage room with fitted cupboards having hanging space and shelving. Wash hand basin. Window to the rear. Door to separate W.C.

**Kitchen/Breakfast Room:** Fitted with a range of base and wall units. Fitted shelving. 2 oven Aga. Belfast sink. Flag stone floor. window to the rear garden. Space for table and chairs and freestanding fridge freezer.

**Rear Hall:** Flag stone floor. Door to rear garden.

**Utility Room:** With stone sink. Central heating boiler. Space for washing machine and tumble dryer. Fitted shelving. Window to the front of the property.

**Larder:** Walk-in pantry/larder with fitted shelving. Window to the side.

### FIRST FLOOR

**Landing:** A dog-leg staircase with stairwell windows, gives access to a large first floor landing area. Door opens to inner hall.

**Master Bedroom 1:** Well-proportioned double bedroom with windows looking over the gardens. Sealed fireplace. Door to:

**En-suite Bathroom:** With wash hand basin, W.C. and bath with hand held shower over. Window to the front of the house

**Guest Double Bedroom 2:** With windows to the garden, fitted sink unit with mirror and light over. Fitted shelving. Sealed fireplace.

**En-suite Shower Room:** Fitted with W.C. and double shower cubicle with rainfall shower head.

**Bedroom 3:** Double bedroom with window to the front of the house. Fitted wardrobes with drawers and hanging space. Further sealed fireplace with stone surround.

**Bedroom 4:** A further double bedroom with window to the front and sealed fireplace with stone surround.

**Family Bathroom:** Fitted with W.C., wash hand basin and bath with hand held shower. Linen cupboard and hot water tank.

### OUTSIDE

**Parking:** The property is approached through a wooden gate which gives access to the gravel driveway to the front of the house providing ample private parking and leading to a double length garage.

**Garden:** The extensive garden extends to the side and rear of the property, laid to lawn with mature hedging and trees. There are mature planted borders against the house, together with further flower beds, raised planters, a rabbit/chicken enclosure and orchard area with apple and prune trees. Open fronted log store.

There is a double length garage to the side of the property with up and over door and having access to the rear garden.

**NB:** There are a number of unused stone outhouses to the rear of the property, together with the disused cellar all of which are excluded from any tenancy.



#### Butler Sherborn LLP

Vine House, 2 Lower High Street  
Burford, Oxfordshire, OX18 4RR  
T 01993 822 325  
E bur@butlersherborn.co.uk  
W butlersherborn.co.uk

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