



## The Old Chapel, Middle Barton, Chipping Norton

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## South Street, Middle Barton, Chipping Norton.

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A beautifully converted stone-built Methodist chapel in the popular village of Middle Barton.



**Tenure:** Available freehold

**Local authority:** West Oxfordshire District Council

**Council tax band:** F









## The Property

Dating back to the mid-nineteenth century, The Old Chapel was converted into a contemporary family home in 2015. Internally, the light and airy open-plan space is zoned, making it perfect for modern living. It comprises a sitting room, TV room and a well-equipped kitchen with a central island and granite work surfaces. Bi-fold doors open on to the balcony, overlooking the garden. The property also benefits from a large utility/boot room, a downstairs cloakroom, and dining room.

The first floor has four bedrooms, one of which is currently used as a study. There are three further double bedrooms. The spacious principal bedroom is double aspect, has a walk-in dressing room equipped with Sharps fitted furniture, and an en suite bathroom with a shower, double sink unit and a WC. It also benefits from underfloor heating. There is also a family bathroom with bath and shower.

Externally, the gated gravel driveway leads to private parking for multiple cars. The rear garden is surrounded by mature trees and shrubs, creating a tranquil space. The Old Chapel also has a small fenced-off front garden.









## Location

Middle Barton is equidistant between Chipping Norton and Bicester. This area enjoys good communications with nearby railway stations (Charlbury providing access to London Paddington), Bicester (fast trains to London Marylebone) and Oxford Parkway (to London Marylebone, 10 miles); the M40 is about 8 miles (junction 9 or 10); from there, one can also connect to the A43, giving access to the North and the Midlands.

There are good local amenities, including a primary school and nursery, a local public house, and a village shop/Post Office. Soho Farmhouse is five miles away. More regional shopping facilities are available in Bicester, Banbury, Chipping Norton, and Oxford. The area has a superb range of secondary schools, including Tudor Hall, Bloxham, Kitebrook, The Dragon, Cothill, Summer Fields, St Edward's, Oxford High, Radley, and Stowe. Many local leisure facilities include golf at Chipping Norton, Heythrop Park, and Wychwood and polo at Kirtlington.

Woodstock is 7.5 miles. Charlbury (mainline railway station to London Paddington) 7.5 miles. Chipping Norton 8.5 miles. M40 9 miles. Bicester (mainline railway station to London Marylebone) is 10.5 miles. Oxford is 12 miles. (All distances and times are approximate)

## Directions

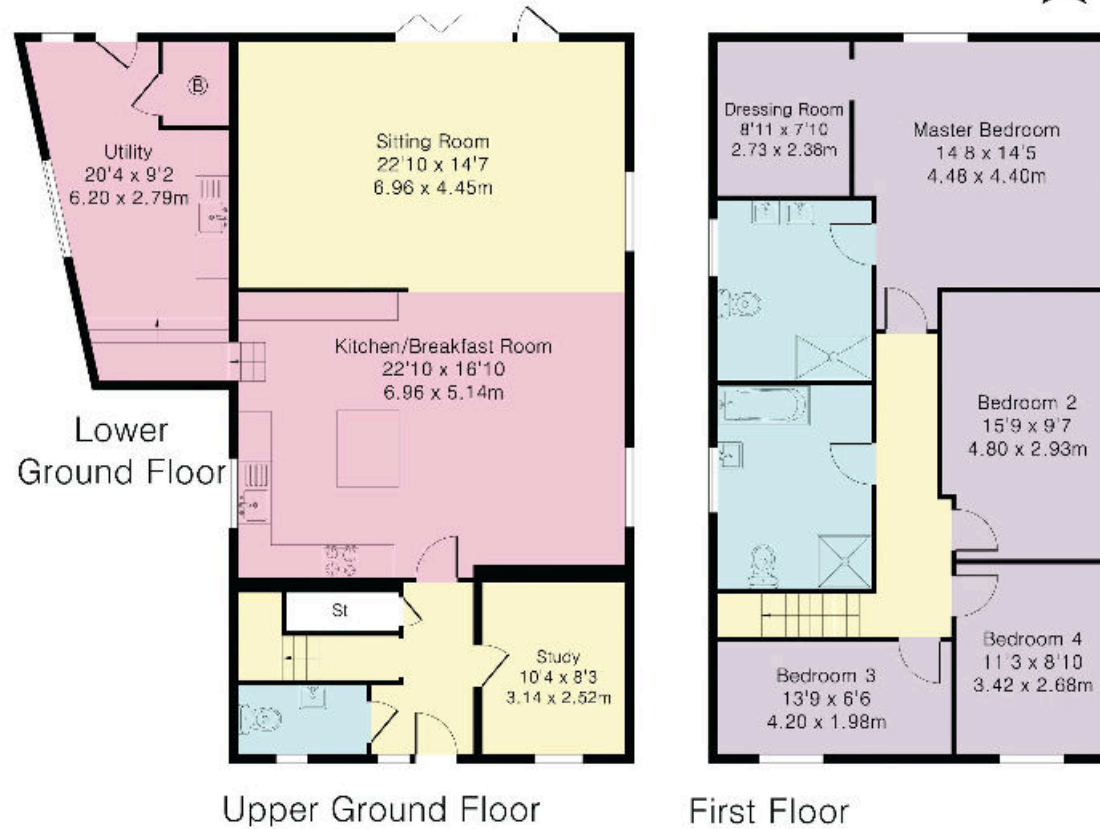
Whilst the address is South Street, Middle Barton, the property is located just off South Street on a small lane called 'The Dock'. Using Sat-Nav, enter 'The Dock, Middle Barton', and it will take you there. Otherwise, find South Street and go up South Street. The Dock is on the left; coming down South Street, it's on the right.







Approximate Gross Internal Area 2146 sq ft – 199 sq m  
 Ground Floor Area 1177 sq ft – 109 sq m  
 First Floor Area 969 sq ft – 90 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

**Knight Frank**  
**Oxford Sales**  
 274 Banbury Road  
 Oxford  
 OX2 7DY  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Harry Sheppard**  
 +44 1865 264 879  
[harry.sheppard@knightfrank.com](mailto:harry.sheppard@knightfrank.com)



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