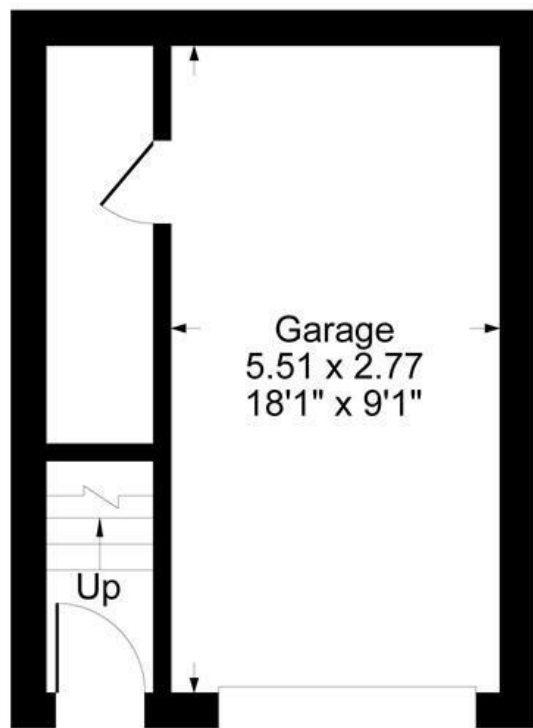
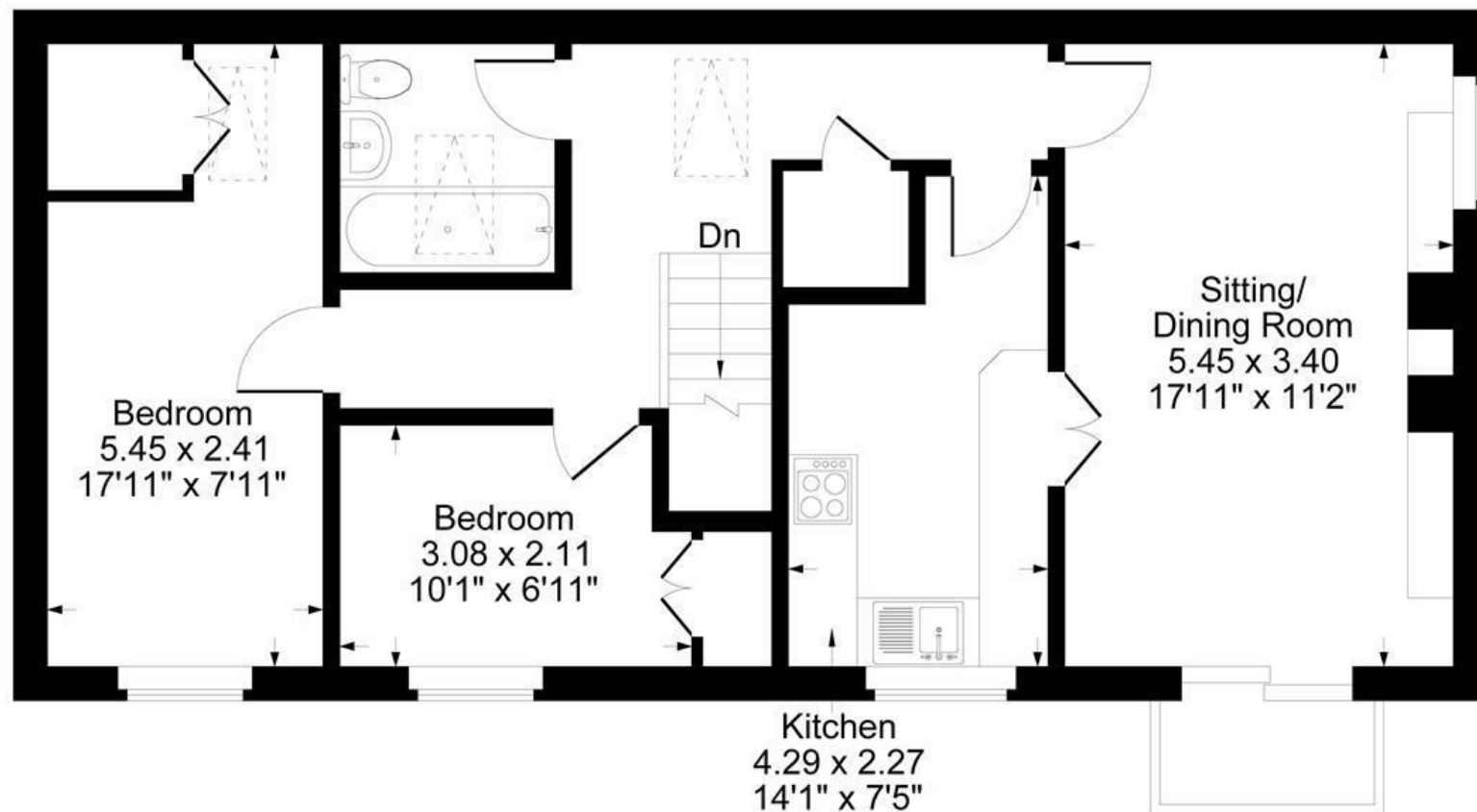








Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor = 1.75 sq m / 19 sq ft  
First Floor = 67.08 sq m / 722 sq ft  
Garage = 18.61 sq m / 200 sq ft  
Total Area = 87.44 sq m / 941 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

### **The Property**

Situated in the heart of the sought-after village of Barford St Michael, 3 The Potteries is a first-floor apartment offering a fantastic opportunity for refurbishment. The accommodation includes a kitchen, a spacious living room with a balcony, two bedrooms, and a bathroom. The property also benefits from a garage and enjoys a desirable position within the village. In need of modernisation and cosmetic decoration, this apartment presents an excellent opportunity to create a stylish home in a picturesque Oxfordshire setting.

\* The apartment is being sold Freehold, however the garage that is included is on a 999 leasehold.

### **The Situation**

The villages of Barford St Michael and Barford St John sit opposite each other across the scenic valley of the River Swere, offering a charming rural setting with a strong sense of community. Barford St Michael features a village hall, a historic church, a traditional pub, and a range of local clubs and activities. The area falls within the catchment for well-regarded primary schools in Deddington and Bloxham, with secondary education at The Warriner School in Bloxham. A variety of independent schools, including St John's (Banbury), Winchester House (Brackley), Bloxham School, Tudor Hall, and Stowe, are also within easy reach. Nearby Deddington provides additional amenities, while Banbury and Oxford offer comprehensive facilities. The M40 motorway is accessible at Junctions 10 and 11, and mainline rail services from Kings Sutton, Banbury, and Bicester ensure excellent transport links. For leisure, Soho Farmhouse is just five miles away.











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