



Honey Cottage, 8 Middle Barton Road  
Duns Tew



ROUND & JACKSON  
ESTATE AGENTS

[www.roundandjackson.co.uk](http://www.roundandjackson.co.uk)



# Honey Cottage, 8 Middle Barton Road

Duns Tew, OX25 6JN

£400,000

A beautifully presented three bedroom, stone cottage located within this popular village to the south of Banbury. Countryside views nearby and benefits from a garage and off road parking and has a very private rear garden.

## The Property

8 Middle Barton Road, Duns Tew is a beautifully presented, three bedroom stone-built cottage which benefits from having a lovely rear garden and garage with parking in-front. The property offers a good amount of living space and has lovely views to the rear. The current owners have recently added new oak doors and fitted a ground floor W.C which really compliments the already wonderful cottage. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a useful porch, a welcoming hallway, a W.C, a sitting room and a good size kitchen diner to the rear. On the first floor there is a landing, three good size bedrooms and a large family bathroom. Outside there is a very private lawned garden with gated access to the front of the property and at the end of the terrace there is a garage within a block with parking in-front. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Porch

A good size and really useful addition to the property with a window to the front aspect and terracotta tiled flooring throughout with a door leading into the hallway.

## Entrance Hallway

Stairs rising to the first floor with doors leading to all the ground floor rooms. There is an understairs storage cupboard and good quality oak effect laminate flooring is fitted throughout.

## W.C

A recent addition to the property and fitted with a white suite comprising a macerating toilet system and a hand basin with a vanity storage unit beneath. The quality oak effect flooring from the hallway continues.

## Living Room

A spacious and very bright sitting room with a pleasant outlook to the front aspect. There is a central fireplace which isn't currently in use but could easily be reinstated. The quality oak effect flooring from the hallway continues throughout.

## Kitchen/Diner

A large open plan kitchen diner with plenty of space for a table and chairs. The room is very bright and airy and has windows and a door leading into the garden. The kitchen is well fitted with a range of cream coloured, shaker style cabinets with real wooden worktops over and tiled splash backs. There are a range of integrated appliances including a fridge freezer, a dishwasher, an electric oven, a four ring electric hob and an extractor hood. There is space and plumbing for a washing machine and there is an inset one and a half bowl sink with a drainer and there is tiled flooring throughout. The Grant, oil fired boiler is located within one of the base units.

## First Floor Landing

Doors leading to all the first floor rooms and there is a very large built-in storage cupboard which houses the hot water tank. There is a loft hatch providing access to the roof space which is partly boarded with a light and ladder fitted.

## Three First Floor Bedrooms

Bedroom One is a large double room with a window to the rear aspect with open countryside views in the distance. Bedroom two is a further, large double bedroom with a window to the front aspect and a pleasant outlook. Bedroom three is a large single bedroom with a window to the front aspect and a pleasant outlook.



### Family Bathroom

A large bathroom which is fitted with a modern white suite comprising a panelled bath, a corner shower cubicle with mixer shower, a toilet and a wash basin with a vanity storage unit beneath. There is a window to the rear aspect and there is attractive tiled flooring and tiled splash backs and a heated towel rail is fitted.

### Garage

Located and accessed for the left hand end of the terrace this is a good size single garage within a block. The garage for the property is the far left as you face the block and has parking in-front.

### Outside

To the rear of the property there is a good size and very private lawned garden with a central pathway which leads to a gravelled seating area and a wooden potting shed. There are well established planted borders and there is gated access to the side of the property and this is where the oil tank is located, well out of sight. To the front of the property there is a pretty stone wall with steps leading up from the road to the front door. There is a paved and gravelled area to the front and there is plenty of space for wheelie bin storage and there are more established shrubs and bushes throughout.

### Directions

From Banbury proceed southwards via the Oxford Road. Continue for approximately 8 miles travelling through the villages of Adderbury and Deddington then turn right at the crossroads where signposted Duns Tew. Continue into the village and where the road splits, bear left onto the Barton road and the property will be found on your left after a short distance.

### Situation

Duns Tew forms part of a group of three villages collectively known as The Tews. The village is composed of predominantly stone built houses and cottages with amenities including a Parish Church and Village Hall along with the White Horse pub and restaurant. The village is situated between Banbury and Oxford and is three miles from the busy market village of Deddington. In addition to Deddington there are primary schools in Steeple Aston and Great Tew and secondary schools including the Warriner School in Bloxham and Marlborough School in Woodstock. Private schools nearby include Bloxham School and Tudor Hall. Banbury and Woodstock provide more extensive shopping amenities with nearby Oxford providing further cultural and leisure facilities. Duns Tew is located seven miles from Junction 10 on the M40 and ten miles from the new Oxford Parkway station near Kidlington which provides a fast train service to London Marylebone. There are also existing rail services from Banbury, Kings Sutton and Bicester North.

### Services

Mains water, drainage and electricity. The boiler is oil fired and is located in the kitchen.

### Local Authority

Cherwell District Council. Tax band D.

### Viewings

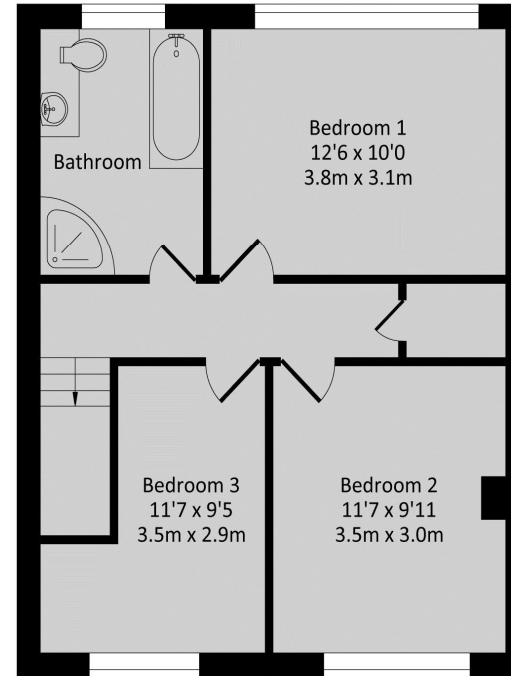
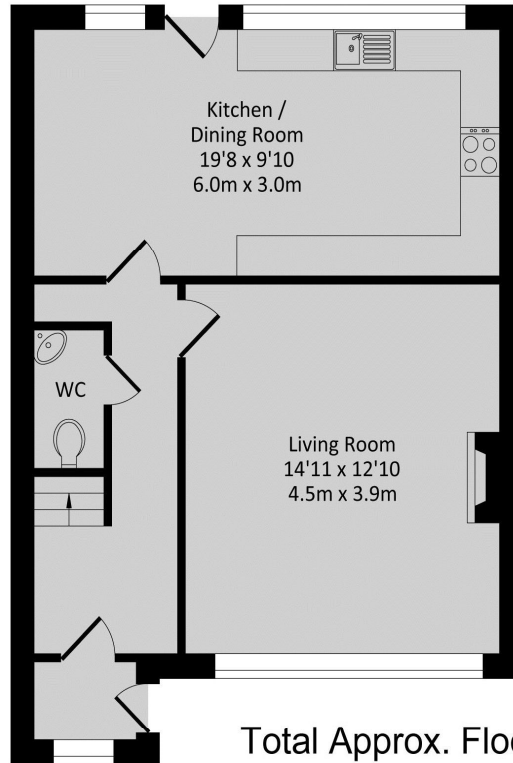
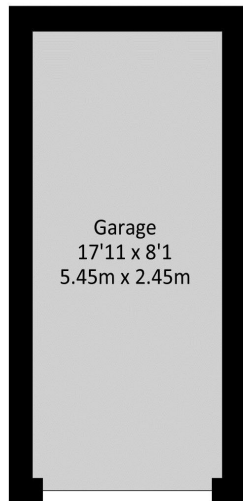
By prior arrangement with Round & Jackson. A freehold property.



Garage  
Approx. Floor  
Area 144 Sq.Ft.  
(13.4 Sq.M.)

Ground Floor  
Approx. Floor  
Area 505 Sq.Ft.  
(46.9 Sq.M.)

First Floor  
Approx. Floor  
Area 488 Sq.Ft.  
(45.3 Sq.M.)



Total Approx. Floor Area 1137 Sq.Ft. (105.6 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The Office, Oxford Road, Banbury, Oxon, OX16 9XA  
T: 01295 279953 E: office@roundandjackson.co.uk  
www.roundandjackson.co.uk



ROUND & JACKSON  
ESTATE AGENTS

Property Misdescriptions Act 1991: The Agents have 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.