



A delightful two-bedroom Grade II Listed thatched cottage, with a pretty rear garden, set in a no-through road location in the sought-after Oxfordshire village of Middleton Stoney, close to excellent commuter links.

As you enter Middle Cottage you are greeted by a generous living room with a cosy wood-burning fireplace, exposed beams, and a lovely wooden floor, a great space to relax and entertain in.

The living room leads into a well-fitted kitchen with a range of floor and eye-level units, benefitting from wooden worktops, a featured Range Master, and a tiled floor.

The conservatory, which is accessed via the kitchen is flooded with natural light and has a single door opening out onto the patio area.

The conservatory offers plenty of space for dining, or a lovely area to work from home, it would also lend itself to being utilised as a playroom.

On the first floor are two double bedrooms, the main bedroom benefits from having built-in wardrobes, and enjoys views over the delightful rear garden.

A family bathroom with a claw foot bath and window completes the first floor.

The garden has a generously sized patio area,

perfect for al-fresco dining or relaxing on long summer evenings.

The remaining garden is laid to lawn with mature trees and shrubs that lead to two outbuildings positioned at the bottom, which offer really useful storage space.

Middleton Stoney amenities include a village hall. There is also a village playground and a 12th-century church dating back to Roman times with historic connections to King John. Bicester lies less than 3 miles away and has two stations.

Bicester North offers a great commuter service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour. Bicester Village train station offers service to Oxford Parkway and London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34. Located on the northern edge of Bicester with easy access to Bicester Village and the town centre and within 15 miles of Oxford and 17 miles of Aylesbury.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket and cinema complex. More recent additions are the Tesco supermarket, Marks and Spencer Food Hall.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes' drive or a five-minute walk from the town centre.





Accommodation Comprises:

Ground Floor - Living room, kitchen & dining room/study room

First Floor - Two double bedrooms and family bathroom

Outside - Private enclosed garden with two further outbuildings for storage

Electric Heating on Ground Floor.

Council Tax Band D

Mains Sewage & Drainage

* Please note the thatched roof is currently undergoing a comprehensive restoration *






Approximate Gross Internal Area
Ground Floor = 40.6 sq m / 437 sq ft
First Floor = 35.1 sq m / 378 sq ft
Total = 75.7 sq m / 815 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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