









Carrick Springs 19 Church Lane, Middle Barton, OX7 7BX

Guide Price £550,000

**A rare find - either enjoy "as is" or expand in one of several exciting ways!!**

Sit in approaching 1/4 acre & just a few moments' walk from the popular school, a large detached bungalow with enormous loft plus a double garage -both offering huge potential for extension/expansion (STPP). Generous gardens, peaceful location, and NO CHAIN

Middle Barton is one of three linked Barton villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Between them they offer a range of facilities including pubs, a mini-market and cafe, a garage and a post office. The village has extensive sporting facilities and a childrens playground. The primary school is within easy walking distance, and it is exceptionally well regarded. While rural and very much tucked away, the village is well placed amongst other charming North Oxfordshire Cotswold locations such as Great Tew and Duns Tew. Commutability is easy. Lower Heyford station is a short distance away with connections to Oxford, London (Paddington), Banbury and Birmingham (New Street). Oxford Parkway Station, in nearby Kidlington, has direct connections to London (Marylebone) via Bicester. A local bus service circulates around the nearby villages.

Carrick Springs is a large bungalow set in a generous and peaceful plot. The house sits behind a pretty front garden, flanked by a generous, paved driveway with space for five or six vehicles in front of a deep, double garage. The entrance of the house via an open porch, with the door leading into a newly carpeted, broad hallway.

The first door on your left brings you into a wide and generous living room. A large window to the front brings in excellent natural light, and there is a fireplace mounted on the far wall, currently equipped with a gas fire. A large glazed sliding door at the rear pulls back to reveal the dining room with ample space for a table and six or eight chairs. It is also open via an arch to the modern kitchen adjacent, recently refitted including a gas hob and stainless steel oven, plus washing machine and slimline dishwasher. And through the window to the rear is a very pleasing view out through the sunroom to the garden beyond.

Another sliding door at the rear of the dining room opens into the sunroom, which is exceptionally bright as it's almost completely glazed across the rear! Consequently, the lovely, mature garden behind is given an uninterrupted view. To the left, a further door heads to the lobby. What is probably originally an outhouse is now a very useful storage space, complete with another window to the rear. And next door a modern cloak room suite has been fitted.

- Enormous untapped potential
- Vast undeveloped loft
- Two further receptions
- Generous plot (c. 1/4 acre)
- 21 ft living room
- Double garage & driveway
- Three main bedrooms
- Kitchen & utility
- Lovely rear garden



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Also reached from the lobby is the double garage. This is a significant space, with a pair of electric roller blind front doors for ease. At the rear a door accesses the back garden, and next to it there is a Belfast sink placed just in front of another window looking out over the back garden. It is also worth noting that as this property has been rented recently, the electrical systems have been checked and upgraded in 2023.

Back to the main hallway, which turns right past an airing cupboard with a new shower pump recently fitted, take a left into the bathroom. This has also been upgraded with a thermostatic shower over an enamel bath. The bathroom is pleasant, with a white suite and full-size radiator. Opposite, the first of three current bedrooms is a good size, complete with a bank of wardrobes along one wall. The view from here is peaceful and pleasant, across the front garden. Next door, another double bedroom is a little smaller, but also equipped with wardrobes. The final of the three bedrooms sits to the rear, with a pretty view out across the garden. This also has wardrobes, and the added benefit of a sink in the corner.

In some respects, the most exciting part of the entire house is the roof void. Running the full width of the house, this attic is huge! There are two roof light windows already fitted, looking out across the front garden. The space is such that we strongly suspect the next owner will redevelop this loft into significant extra accommodation. While this may require planning permission, as other houses adjacent have already had similar work done, it would appear likely. Please ask if you would like further advice before making any decisions.

Outside, as previously mentioned the house sits well back from the sleepy lane behind a broad expanse of lawn flanked by a large, block-paved driveway. At the rear of the house, the garden is a lovely, generous space that's mainly lawned beyond the large terrace. Various borders contain some pretty shrubs and flowers, with several trees also giving the whole plot a gentle and mature feeling. It's wide, light and very open, offering more than ample opportunity for adding outbuildings (eg home office) or further seating area, and in total the rear garden measures a healthy circa 20 x 17 metres.

Mains water, electricity, gas CH  
West Oxfordshire DC  
Council tax band E  
C.£2,622 p.a. 2023/24  
Freehold

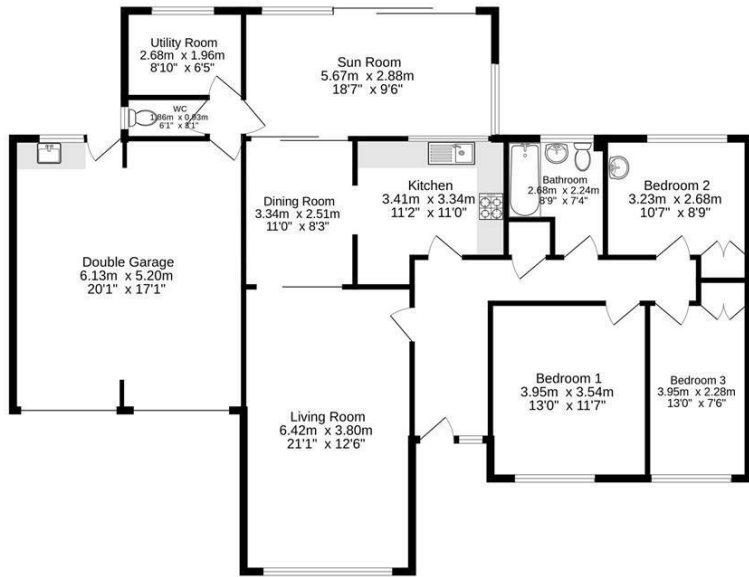




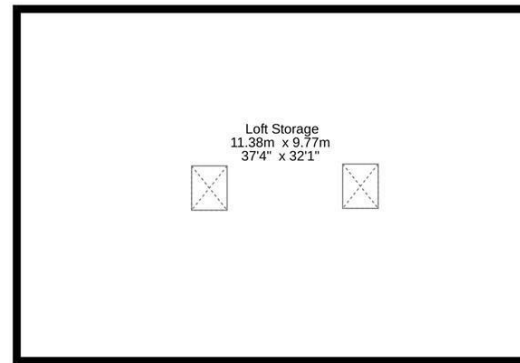




**Ground Floor**  
149.4 sq.m. (1609 sq.ft.) approx.



**1st Floor**  
92.1 sq.m. (992 sq.ft.) approx.



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**TOTAL FLOOR AREA : 241.6 sq.m. (2600 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Material Information QR Code:**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>68</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

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to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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