



HILL  
COTTAGE

ESTATE AGENTS  
**Cridland**  
& Co.  
SPORE & SHIRE

**FOR SALE**  
01869 348 600  
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Hill Cottage, Enstone Road, Middle Barton,  
OX7 7BN

Guide Price £350,000

**And.... Relax! So much here to love, bags of character and well maintained, in a village with loads of amenities and excellent access.**

**\*\*\*CHAIN FREE SALE\*\*\*** So much character, and far more space than you'd ever expect from the outside! Two great doubles, a 21 ft living room with fireplace, modern kitchen with Aga, refitted bathroom with shower & separate bath, lovely garden, plus garage and off road parking!! Within 5 miles of Soho Farmhouse.

Middle Barton is one of three linked Barton villages, situated in glorious open countryside less than five miles from Soho Farmhouse and a mere seven miles from Woodstock, centring around the River Dorn, cutting a slender path through the shallow valley. A range of facilities is found here, including a fine Lebanese restaurant, traditional pub, a shop/cafe, garage and a post office. The well regarded primary school is within easy walking distance, with other good schools both state and private in easy reach. While rural and very much tucked away, the village is well placed for commuters. Lower Heyford station is a short distance away with connections to Oxford, London (Paddington), Banbury and Birmingham (New Street), and Bicester North runs frequent service to Marylebone in as little as 40 minutes. And working from home is catered for with superfast broadband available.



Hill Cottage is typical of the early origins of this lovely village. Dating back to 1850, it was likely a farm worker's cottage originally. In more recent times, the house has been enhanced to provide a very comfortable living space that's both stylish and relaxed. And unlike many cottages, the natural light is particularly abundant hence it feels roomy and welcoming. But in making it more modern and easier to live with, the character remains with exposed timbers and stone hinting at the age. In some ways it offers the best of all worlds - the convenience of a modern home alongside the charm of an old cottage.

The front porch is enclosed, offering very convenient storage space for coats, shoes and the like. Once inside it instantly feels like home, a hug in a room. You're greeted with a rustic, generously proportioned living room lovingly framed with lintels above deep box bay windows with exposed timber lintels, and also made to measure plantation shutters that feature throughout the upstairs. The eye is immediately drawn to the fireplace flanked by alcoves with stone and timber. It's currently housing an electric fire for convenience but able to host a wood burner or open grate if desired. Head to the rear and the kitchen has been refitted fairly recently, now modern and bright with ample storage running round all sides - and including a cherry red Aga, the perfect centre piece to any cottage kitchen! Fridge/freezer and dishwasher are both integrated, and the sink is perfectly placed so that the drudge of doing the washing up is eased by the view of bird life in the pretty garden.

Back into the living room we step up through the door next to the fireplace into the bathroom. The smart white suite bathroom suite includes both a bath and a separate shower. Simple, light ceramic floor tiles bounce the light very effectively, while the more colourful wall tiles give the room texture and character. Leaving the bathroom you take a left up the stairs to the landing with a window to the left looking into the rear garden. On your right is the first of the two bedrooms. This is a generous double, and with windows to both front and rear it's also very light. The alcoves either side of the chimney breast have been fitted with shelves, a useful and attractive addition. And the plantation shutters previously mentioned are a neat alternative to curtains. Next door, bedroom two is a little more compact, but still a very useful double bedroom, and the cupboard fitted contains the boiler alongside useful wardrobe storage.





Moving onto the rear garden, a mature established hedge borders the right hand side, whilst the left and far side have feather board fencing with a gate to rear, providing a very secure garden area. Through the gate is the path which leads to the garages on Woodway road. Behind the house the hard standing leads up past stepped rail sleeper borders either side of the bricked steps, onto the grass area. Looking back at the property you can see flat roof over the kitchen and bathroom, this was replaced in 2011. The garage on Woodway is the middle one of three garages, the traditional tilt type garage door has been removed and replaced with boarding and lockable door. To the front of the garage is a hard standing providing dedicated off road parking.

Mains water, electric, gas CH  
West Oxfordshire District Council  
Freehold  
Council tax band C  
£1,794.69 p.a. 2023/24



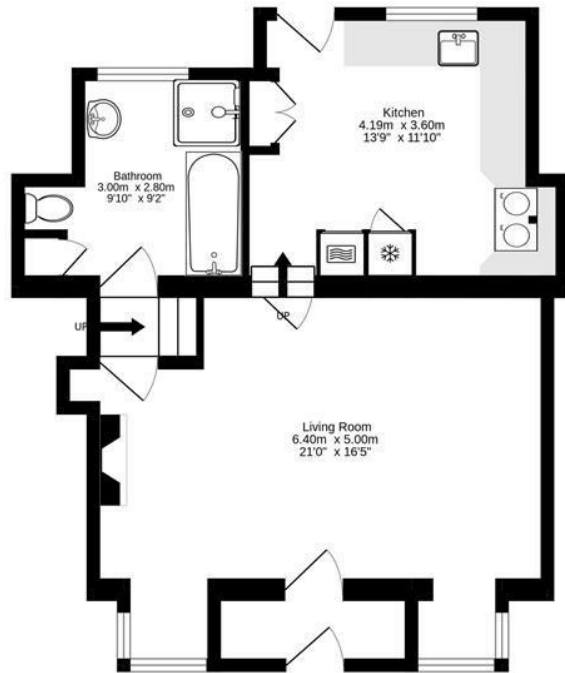
**Ground Floor**  
58.7 sq.m. (632 sq.ft.) approx.



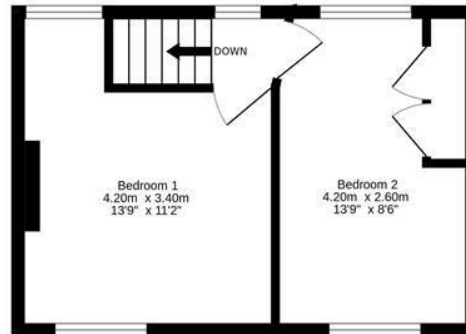
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**TOTAL FLOOR AREA : 83.7 sq.m. (901 sq.ft.) approx.**

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.  
Made with Metropro 6/2023



**1st Floor**  
24.9 sq.m. (269 sq.ft.) approx.



**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>		<b>86</b>
(69-80) <b>C</b>	<b>69</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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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