





Maverick House, Manor Farm Barns,  
Middle Barton, OX7 7DA

Guide Price £1,500,000

**Just perfect... A house that offers every allure of traditional character style with the ease of modern living.**

The jewel in the crown of the most delightful evolution of a small former farmyard, extending to just four individual homes. A new stone farmhouse of over 3,100 sq feet, with sublime interior including a principal suite occupying a whole wing, fab family kitchen, all combined with great efficiency.

Middle Barton is one of three linked villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Between them they offer a delightful and vibrant community nestling in rolling countryside, with facilities including pubs, an award-winning restaurant, a garage and a village shop / post office. The primary school is within easy walking distance, and it is exceptionally well regarded, plus other state and private schools aplenty within easy reach. While rural and very much tucked away, the village is perfectly placed mid-way between Oxford and Banbury, offering immediate access to the Cotswold countryside and amenities including Soho Farmhouse. Commutability is swift and straightforward with road and rail links nearby to Oxford, London and Birmingham. And for those wishing to work from home there is both fibre to cabinet broadband and Gigaclear ultrafast broadband available.



There are many beautiful character houses to be had in the area. However, few can rival the feeling of quality and uniqueness of Manor Farm Barns. Reimagined by a developer well known for a level of detail bordering on obsession, what makes the barns so special is the unashamed and brave decision to blend old, new, traditional, contemporary in one place. And within that statement is huge energy efficiency and sustainability with the very best insulation and air-source heating. Dairy Barn takes the original buildings and works with them to create something unusual and fun while also exceptionally flexible. By comparison, Larch Barn is as modern as they come; a building that's unique and very open plan, using attractive, traditional timber to the exterior. Maverick House takes all the classic cues of a Home Counties farmhouse, and elevates them to provide a sumptuous family space with every latest modern convenience and a wonderful garden. And the Forged Barn combines all the design influences from the other three! We know of no other farmyard development that offers such variety and character.

Maverick House is the jewel in the crown of this exclusive development. Styled as the most traditional and proud of Cotswold stone farmhouses, in fact it's the most wonderful and expert execution of an efficient modern home. Its smart timber-framed open porch shelters a sturdy door that opens into the most elegant of hallways where your first glimpse immediately confirms this is an exceptional house. The ergonomics of this house clearly took time and thought, the result is all you could wish for. Family life has never been easier with a fabulous kitchen, the central hub of the house, enjoying wonderful natural light along with the views of the field and your own sumptuous gardens beyond a terrace just perfect for summer entertaining in style. This layout is intelligent as it provides clear guidance on the use of each area, without limiting your own choices.

The central island with its broad breakfast bar ensures the chef is always part of the conversations, with a kitchen layout and utilities that include the latest Neff fittings within a charmingly traditional kitchen complete with Belfast type sink. And the space is such that it's easy to see a large suite occupying one area while the largest of dining tables barely fills the other. Even more storage is fitted inside the ample utility. And next door, the cloak room offers more storage, with more intelligent design and style, than most kitchens. In addition the sizeable living room, whose doors open onto a terrace that wraps around the whole of the rear and left side of the house, offers nearly 28 feet of relaxation space. It's centred around a smart fireplace nestling in a wonderful limestone surround above which connections for a TV have been fitted. And to either side the alcoves are fitted with cabinets and shelving.





The upstairs is equally clever. Your guests will appreciate their ensuite bedroom in one of the wings, while two other doubles both benefit from a wonderful, top quality bathroom. But as owners, you get the lions share, with a wonderful, double aspect bedroom filling the the opposite wing. An ensuite with a pair of sinks, shower and separate bath, as well as a fitted dressing room, is guaranteed to impress!

Additionally, the top floor has been deliberately designed to appeal equally to home workers distancing themselves from the family, or teenagers distancing themselves from the parents... play rooms or work rooms, the layout with the last of the ensuite bedrooms, opposite which is a long study, is a charming and characterful space.

Outside, the driveway leads up to your generous, block paved parking with ample room for quite a number of vehicles. In addition, planning permission has already been granted for a car barn; if this may appeal, your requirements can be discussed as an additional extra. The gardens are quite extensive, running across the rear of the house and around to the left, flanked by a traditional post and rail fence. The aforementioned terrace is particularly large, with steps behind the house that gently lead up to the large lawn. Facilities are already in place to enable a swimming pool to be fitted if desired. Again, if this might appeal, please do ask for further details. It's a wonderful, light and welcoming spot, and incredibly peaceful.

Mains water, electricity, air source heating  
West Oxfordshire D C  
Council Tax band G  
£3,709-54 p.a. 2024/25  
Freehold





# MANOR FARM BARNES

MAVERICK HOUSE FLOOR PLAN  
PLOT 2 GIA - 288.95 sq. m. (3,111 sq. ft.)



### Ground Floor

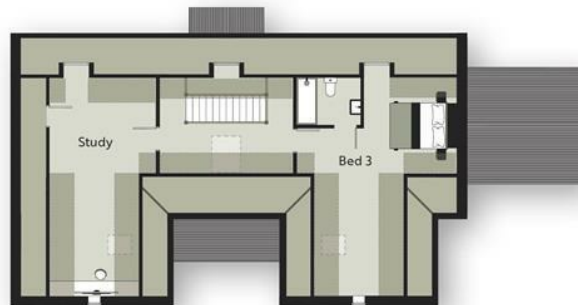
Lounge	5.51m x 8.43m	18'1" x 27'8"
Kitchen	5.50m x 4.56m	18'1" x 15'0"
Dining	4.31m x 3.86m	14'2" x 12'8"
Utility	2.25m x 3.21m	7'5" x 10'7"
Garden Room	4.25m x 3.67m	14'0" x 12'1"
W/C (Boot Room)	2.24m x 4.18m	7'4" x 13'9"

### First Floor

Bed 1	4.29m x 5.35m	14'1" x 17'7"
Dressing Room	2.77m x 3.00m	9'1" x 9'10"
Bed 2	4.32m x 3.77m	14'2" x 12'5"
Bed 4	4.45m x 3.06m	14'7" x 10'1"
Bed 5	4.60m x 2.67m	15'1" x 8'9"

### Second Floor

Bed 3	5.49m x 7.98m	18'0" x 26'2"
Study	3.66m x 7.98m	12'0" x 26'2"



Material Information QR code:



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>	87	
(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>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.

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