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33, South Street, Middle Barton, OX7 7BU

Offers Over £650,000

There is literally nothing so charming on the market locally today as this cottage. The mix of unique history, charm and surprising practicality is hard to beat.

A rare and exceptional Tudor cottage presented in delightful condition and including a substantial garden office, plus planning granted for a further en-suite bedroom. Original timbers, flagstone floors & local stone combine perfectly with elegant modern fittings.

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 within easy walking distance is exceptionally well regarded, plus there are 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.

Is there a facade more redolent of an English village than a thatched cottage? No, we don't think so either! Our clients didn't really have a choice when they first saw the house - it chose them and that was it... One of the oldest houses in this rather charming village, number 33 has watched many hundreds of years of history evolve before it, dating back to the time of the Tudors but perhaps earlier. And through that time, it has been a warm, comfy and welcoming home to many generations. The history of those centuries still surrounds you, with cruck-form timbers, wide plank floors and locally quarried stone increasingly rare survivors of that history. Today, with suitably modern fittings, a vast garden office/guest suite, plus permission granted to add another bedroom, it's also very practical for contemporary living. But all that said, come and see for yourselves, we don't think you'll be disappointed.



A pair of sturdy timber gates enclose a gravelled driveway with space for a couple of cars. Here you see the first glimpse of the elegantly landscaped gardens to the rear, of which more later... Look right and steps lead gently down to a delightfully sheltered seating area with flagstones underfoot, the venue for a quiet coffee (or gin...) next to the kitchen, setting the tone for the whole experience this cottage offers. Open the stable door and the kitchen awaits. It's all rather elegant. The timeless units are painted a soft blue that contrasts perfectly with the terracotta floor and simple white walls, all perfectly set off by the slender ceiling joists overhead. A range cooker and Belfast sink are the perfect accompaniments to this space, with the fridge/freezer hidden behind cupboard doors next to a deep store cupboard. And the dimensions perfectly frame a space in the centre that's ample for a large table and chairs.

Take a right to the dining room and you step back centuries. Beautifully patinated flagstones plus original hand-cut beams to both walls and ceiling speak volumes of the great age and significance of this house. And while it's such a peaceful, interesting room, it's also surprisingly practical. Generous space houses a full dining suite with ease. But quite aside from the practicalities, it's the little details that raise a smile - from monkey-tail window catches to the gorgeous oak staircase, let alone the fabulous original rear door, there are visual treats at every turn.

Heading through to the rear, the living room continues those same wonderful timbers and flagstones. Windows to either side bring in good natural light, with window seats the perfect places to enjoy the peaceful outlook. The fireplace is the central focus, deep and stone-edged with blackened original timbers framing the neat wood burning stove. The whole experience is simultaneously relaxing and uniquely special, with ample room to host the most generous of suites, hence it's also practical.

Past the fireplace, the final part of the downstairs offers a useful cloak room to the right, beyond which the space widens to offer a large and effective area which can house boots, coats and general storage but, with its glazed double doors and flanking windows could just as easily work as a seating space to relax and take in the view of the garden. NB planning has been granted to replace this structure with a rather wonderful stone and oak ensuite bedroom should you prefer waking to that view...

Heading up those delightful stairs, at the top, the landing is framed by yet more beautiful beams and joists. Take a right, and you enter the main bedroom. Pause for a moment and the visual impact is hard to overstate. Overhead, an a-frame roof truss crosses the ceiling, with purlins running along both eaves to a cruck form timber roof support of a type we rarely see. They frame the bed beneath, with a deep alcove to the left against the chimney breast rising from the living room fitted with hanging rails. Windows to either side of the room sit under the "eyebrows" of the thatch, with smooth polished timber sills. Underfoot the most wonderful floor boards are probably elm, and they contrast perfectly with the white walls and ceiling. It's a lovely room by any measure.





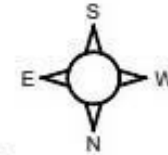
Across the landing, bedroom two is similarly appealing. More smooth, patinated timber boards form the floor. The roof eaves frame the room, giving it character, with windows to either side and the timber purlins framing the ceiling. There's plenty of room for a good suite of furniture including chests, wardrobe etc. But in addition the bookshelves in the corner are a bespoke item and fixed, hence will stay. And next door, serving both bedrooms, the bathroom is thoroughly elegant and equally practical. A classic suite with heritage-style fittings includes both a very attractive shower and a separate roll-top bath. This is not just a utilitarian bathroom, this one is designed to pamper...

We touched upon the outside space already. The plot is a great size, with ample driveway parking to the front behind a pair of gates, and fully dog-proofed. Outside the main door, the frontage is enclosed with a traditional stone wall, with a part stepped to provide either seating or a broad spot for planters, surrounding a terrace. Down the left side a pathway edged with box hedging near its end leads along to a terrace that wraps around the back of the house outside the double doors, next to which a veranda/open porch covers the side entrance.

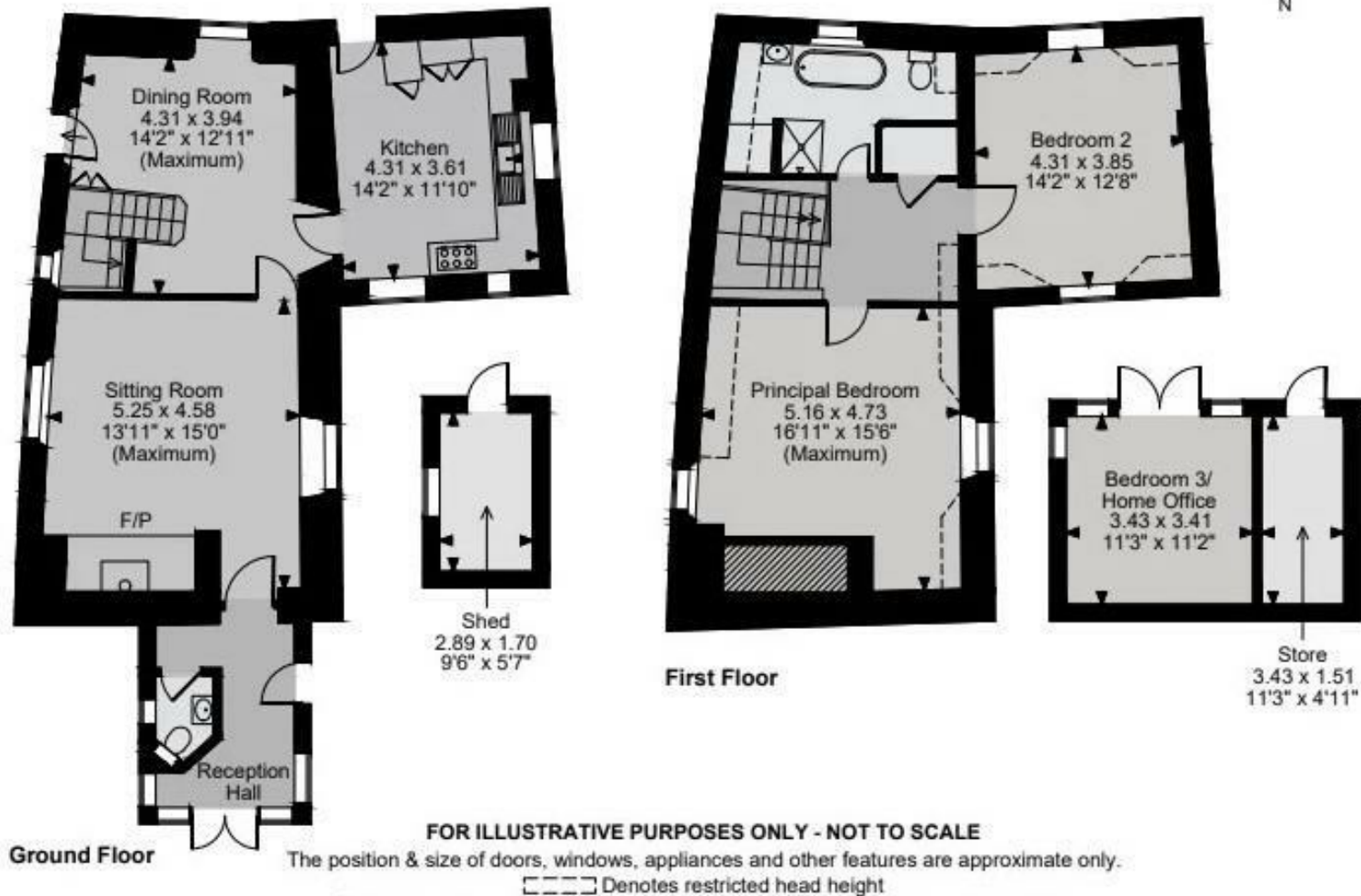
Thereafter an immaculate, flat lawn broadens, culminating in a dry stone retaining wall alongside which half a dozen shallow steps lead gently down to the longer lawn beyond, next to a good size shed. Flanked by a hedge to one side and a bespoke Wonderwood willow woven fence to the other, this garden is a thoroughly relaxed, sunny place to be. And at the far end the recently built outside office is the perfect mix of high quality, insulated guest/occasional bedroom and large home office, with a further shed store also included. The frontage is fully glazed, offering a delicious view back over the whole garden and the house while you work, with a gravelled seating area along the full width providing yet another place to sit and relax.



South Street, Chipping Norton
Main House internal area 1,298 sq ft (121 sq m)
Outbuildings internal area 240 sq ft (22 sq m)
Total internal area 1,538 sq ft (143 sq m)



Material Information QR code:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		53
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mains water, electricity, gas CH
West Oxfordshire District Council
Council tax band E
£2,706.26 p.a. 2025/26
Freehold

- Historically important G2 listed
- Two delightful living rooms
- Third bedroom/office
- Completely re-thatched in 2015
- Awfully beautiful!
- Fine kitchen/breakfast room
- Bathroom & cloak
- Gorgeous, peaceful gardens
- Two main bedrooms
- Driveway parking

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
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