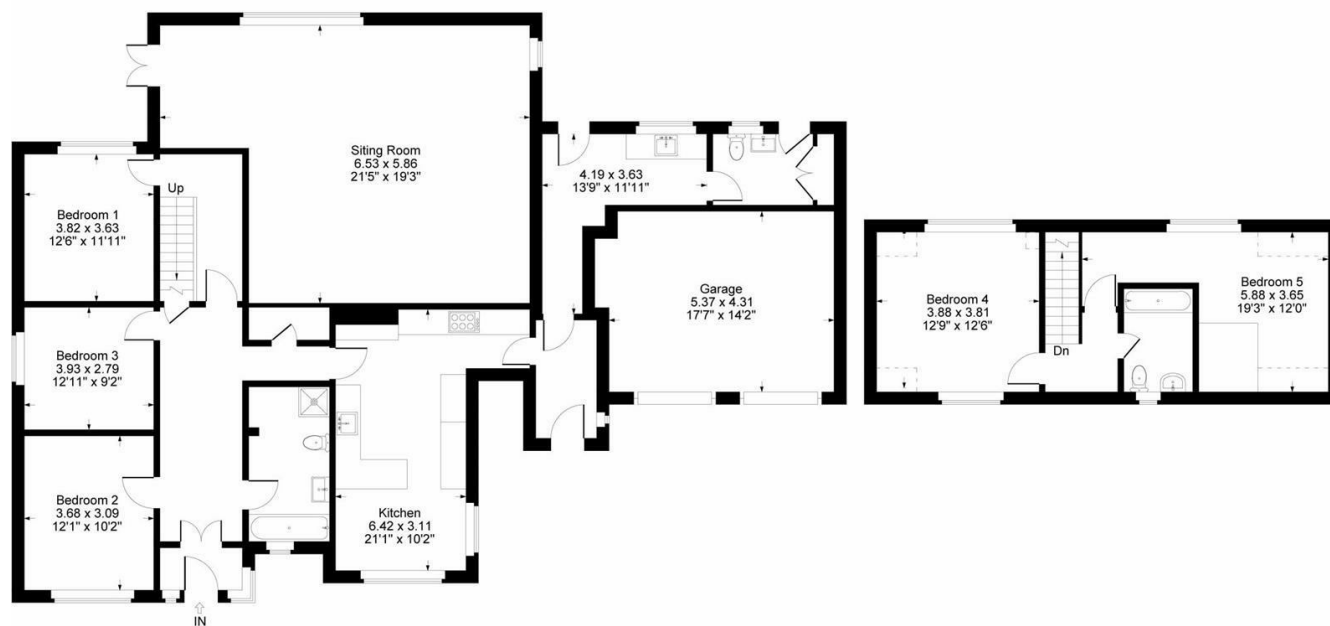




108, NORTH STREET, MIDDLE BARTON, OX7 7DA

FLOWERS 
ESTATE AGENTS



Ground Floor

First Floor

Approximate Gross Internal Area = 202.08 sq m / 2175 sq ft

Garage = 23.57 sq m / 254 sq ft

Total Area = 225.65 sq m / 2429 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.





108, North Street, Middle Barton, OX7 7DA

Freehold



PROPOSED NORTH ELEVATION
1:100 @ A3



PROPOSED WEST ELEVATION
1:100 @ A3

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Job Title: 108 North St, Middle Barton, Oxfordshire OX7 7DA

Drawing Title: Proposed North & West Elevations

Drawing No.: 108_PC_011

Date: September 2023

Scale: 1:100 @A3

- Freehold detached property
- Established residential location
- Potential to reconfigure and develop subject to PP
- Plans created to add an adjoining two bedroom annex and an additional two bedroom detached cottage
- Wrap around plot of approximately 0.25 of an acre
- Extensive driveway parking
- Spacious accommodation comprising five bedrooms
- Sought-after village location
- Council tax band F
- EPC rating E

Unique opportunity. Set back from the road by an extensive driveway, this individual five bedroom detached home of excellent proportions is located within the popular village of Middle Barton. Unfolding over 2400 sq ft, 108 North Street is wrapped within a quarter of an acre plot and is sold with pre-drawn plans intelligently designed to maximise versatility.

Offering vast potential to create a truly contemporary multi-generational living space, the plans include provision for a two bedroom annex to be built under permitted development. In its current configuration, entry is via a central hallway which leads to a large well equipped kitchen/diner, utility room and handy W.C. to the left. The dual aspect reception room is located to the rear of the property with French Doors providing direct access to the gardens. The ground floor also offers three of the property's five bedrooms and a family bathroom. The principle bedroom with en-suite facilities and further double bedroom are located on first floor.

Externally, there is a large double garage and driveway parking for multiple vehicles. Offered with no onward chain.



' A FIVE BEDROOM DETACHED CHALET BUNGALOW
OCCUPYING A GENEROUS PLOT WITH DOUBLE
GARAGE AND PARKING FOR SEVERAL VEHICLES '



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority: West Oxfordshire
Council Tax Band: F

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

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