



FOX LANE MIDDLE BARTON OX7
£3,000 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Fox Lane Middle Barton OX7

£3,000 Per Month
Furnished

 5 Bedrooms
 2 Bathrooms
 2 Receptions

Features

- Period Property, - 5 Bedrooms, - 2 Reception Rooms, - Kitchen with Aga, - Two Bathrooms, - Rear Garden, - Village Location

Council Tax

Council Tax Band F

Hamptons
44 Market Place
Banbury, OX16 5NW
01295 277882
banburylettings@hamptons.co.uk
www.hamptons.co.uk

{ A BEAUTIFUL FIVE BEDROOM FAMILY HOME NEAR MIDDLE BARTON

The Property

The Old Malt House is a beautifully renovated Grade II Listed home set in a private position within the picturesque hamlet of Westcott Barton, enjoying stunning views across open countryside. Combining character and charm with modern comforts, the property retains many original features including exposed beams, brickwork, wood flooring, deep window sills and window seats. The accommodation comprises a farmhouse-style kitchen with Aga and stone flooring, two spacious reception rooms each with a log-burning stove, a ground-floor shower room with underfloor heating, and a useful utility area. On the first floor are three bedrooms and a stylish family bathroom with underfloor heating. Two further bedrooms are located on the second floor, offering far-reaching rural views. This unique home provides flexible and spacious accommodation in a peaceful countryside setting, making it ideal for families seeking a character property with excellent access to the surrounding countryside.

Outside

Steps lead from the door up to the enclosed garden which is primarily laid to lawn with a variety of shrub planted beds and borders. *The barn and outbuilding are excluded from the rental*

Location

Westcott Barton is a pretty parish with predominantly old stone cottages, adjacent to Middle Barton, between Oxford, Chipping Norton and Banbury. The Fox Inn and the church of St Edward the Confessor, which dates

back to the 11th century, are both within easy reach as is the Middle Barton shop/post office. There is good access to the M40 at Junctions 9 and 10, excellent train service from Bicester North to London Marylebone or from Lower Heyford and Oxford to Paddington. There are several primary and comprehensive schools in the area and private schooling in Oxford (Dragon School, Magdalen College School, St Edwards, Oxford High School and Headington Girls), Sibford School and Bloxham School or Tudor Hall Girls School in Banbury. There are shopping facilities in Chipping Norton and Oxford. Soho Farmhouse is approx. 4 miles away.



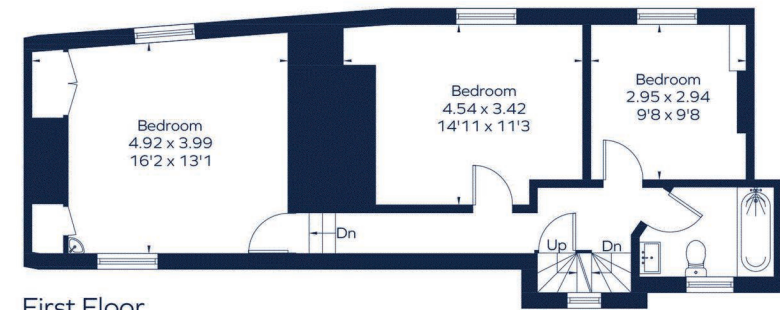
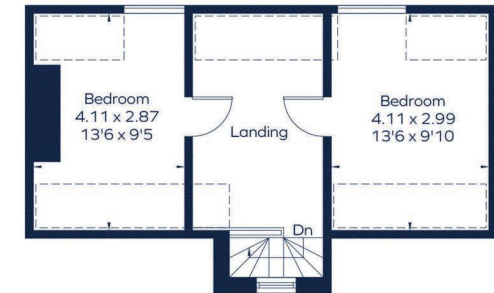
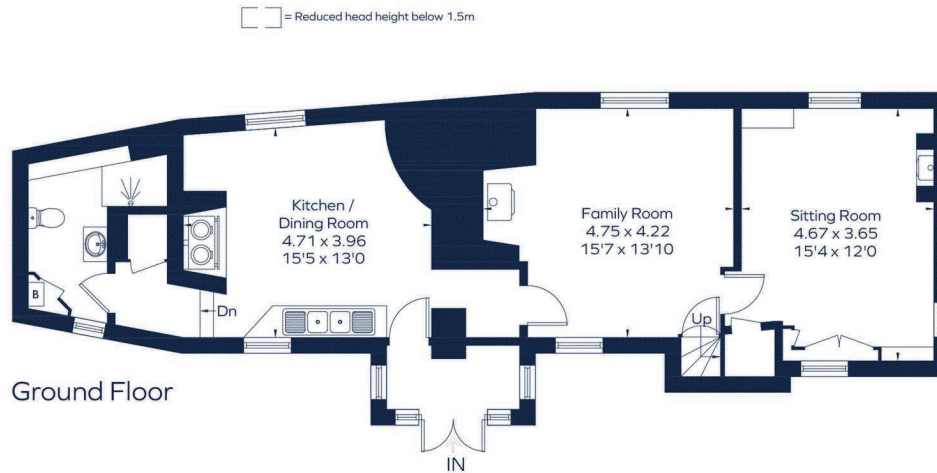
THE OLD MALT HOUSE

Approximate Gross Internal Area (excluding reduced headroom)

1742 sq. ft. (161.9 sq. m.)

Reduced headroom = 123 sq. ft. (11.4 sq. m.)

Total = 1865 sq. ft. (173.3 sq. m.)



Drawn for illustration and identification purposes only.
ID 1326706

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

