



# South Street

Guide Price £650,000  
Middle Barton. OX7

An incredibly pretty Grade II Listed detached thatched cottage. Constructed of traditional Cotswold stone and beautifully presented throughout, offering a rare opportunity to acquire a quintessential English country home set within approximately 0.17 acres of enchanting gardens.

- Idyllic detached cottage
- Character throughout
- Exceptionally attractive
- 0.17 acre plot with manicured rolling gardens
- Generous gated driveway
- Close to Soho Farmhouse
- Detached home office / further bedroom
- Planning consent granted for additional en-suite bedroom
- Tenure | Freehold
- EPC rating E | Council Tax E



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





An incredibly pretty Grade II Listed detached thatched cottage. Constructed of traditional Cotswold stone and beautifully presented throughout, offering a rare opportunity to acquire a quintessential English country home set within approximately 0.17 acres of enchanting gardens.

This attractive period home is rich in character, with exposed wooden beams, stone flooring and a wealth of original features creating warmth and authenticity at every turn.

The generous sitting room forms the heart of the home, featuring an impressive working inglenook fireplace and stone flooring underfoot - a wonderfully atmospheric space ideal for both cosy evenings and entertaining. Adjacent lies the dining room, again with stone flooring and exposed beams, providing a charming and intimate setting for formal or informal dining.

To the rear, the breakfast kitchen enjoys delightful views over the beautiful rolling gardens, offering a light and uplifting space in which to cook and gather. A rear reception hall incorporates a convenient WC and provides additional versatility and access to the garden.

Importantly, planning consent has been granted for an oak-framed rear extension, thoughtfully designed to create an additional en-suite bedroom, presenting exciting scope for further enhancement while respecting the character of the original cottage.

Upstairs, the first floor offers two generous double bedrooms, both brimming with character, along with a beautifully appointed bathroom featuring a classic roll-top bath - perfectly in keeping with the home's heritage.

Outside, the property is equally captivating. A charming front patio framed by climbing wisteria provides a picturesque spot for morning coffee. Behind wooden gates, there is generous private parking. The rear garden is simply stunning - rolling gently away from the house with open views beyond, creating a wonderful sense of space and tranquillity. At the foot of the garden sits a garden office, ideal for remote working, creative pursuits, or indeed as an occasional additional bedroom space.

This is a truly special thatched cottage combining period charm, practical living space, approved future potential, and breathtaking gardens - all presented to an exceptional standard throughout.

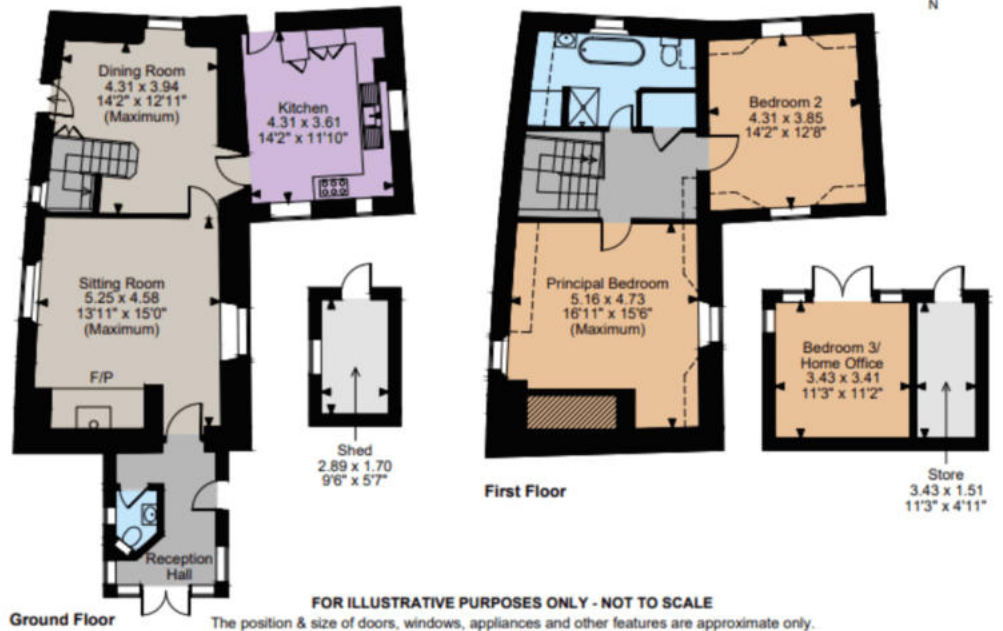
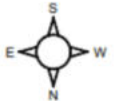
- o Tenure: Freehold
- o Local Authority: West Oxfordshire
- o Council Tax Band E
- o Utilities: Mains gas, electric, Drainage & water





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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	

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)



The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.