





7, Washington Terrace, Middle Barton,  
OX7 7BD

Guide Price £450,000

**Washington Terrace is a small development of immensely practical and pretty modern cottages, a handful of which also have great views, a garage and excellent living space - this is one of that handful!**

A beautifully renovated three double bed cottage with a gorgeous open plan kitchen, set in a small close of similar houses, with a charming view over its own generous South-facing garden and the valley beyond. A wonderful house "as is", there is also potential to convert the garage or loft (STP).

Middle Barton is one of three linked Barton villages approximately 7 miles from Woodstock, dating back to pre-Norman times. Between them they offer a range of facilities including pubs, a mini-market and cafe, a garage and a post office. The village has extensive sporting facilities and a childrens playground. The primary school is within easy walking distance, and it is exceptionally well regarded. While rural and very much tucked away, the village is well placed amongst other charming North Oxfordshire Cotswold locations such as Great Tew and Duns Tew. Commutability is easy. Lower Heyford station is a short distance away with connections to Oxford, London (Paddington), Banbury and Birmingham (New Street). Oxford Parkway Station, in nearby Kidlington, has direct connections to London (Marylebone) via Bicester. A local bus service circulates around the nearby villages.



Number 7 has all the best attributes of the best houses in this cul-de-sac. Great space, great parking, great flow. From the 25 ft long sitting room with a fireplace to the kitchen that links to a utility room (very rare in a house of this price) it offers almost unrivalled benefits. If wished, the garage could potentially be converted to offer more living space - and the loft is also huge hence there's even more potential there (subject to consents). And being sat in a village with a lovely community that includes a school, shop with cafe, pub (shortly to be refurbished!), and even a highly respected Lebanese restaurant, it's immensely practical too. But for us, what really seals the deal is the lovely garden overlooking the valley and trees behind. What more could we ask for as this price?

The entrance hall leads to the foot of the stairs, and on the right the door opens into the living room. As you can see by the photos, the light flooding through from doors to the rear and a window to the front is excellent, making this a bright and inviting space. The design is also very clever, with the wider part of the room including the wood burner hence it's ideal as a large living room. Behind, the narrower part overlooking the garden and terrace through glazed doors is the obvious spot for a dining table.

Where once there was a wall separating dining room from kitchen, now opened up this space is perfect for the modern family. The peninsular separating the two doubles as a breakfast bar, ideal for informal meals, with masses of worktop space that continues round three sides, to the sink in front of the window and a hob to the left. A wide range of wall and base units offers all the storage you ever likely to need.

And this extends some distance across the rear of the house, with several windows offering a wonderful view over the garden and valley behind, and a glazed door out to the deck behind. It culminates in a floor to ceiling set of cupboards on the far end, with a Siemens oven taking centre stage. There's also a smart and pristine downstairs cloakroom just to the aside, next to the deep cupboard beneath the stairs.

Upstairs is equally impressive - and even larger. The master bedroom is a lovely, expansive and characterful double room from where a window provides the most peaceful, pretty view over your own garden and the wooded area beyond. Fitted wardrobes across all of one wall provide excellent storage, and as they free up the floor space the room feels exceptionally relaxed and open. Its en-suite features both a bath and separate shower cubicle, another welcome feature very rare at this price.



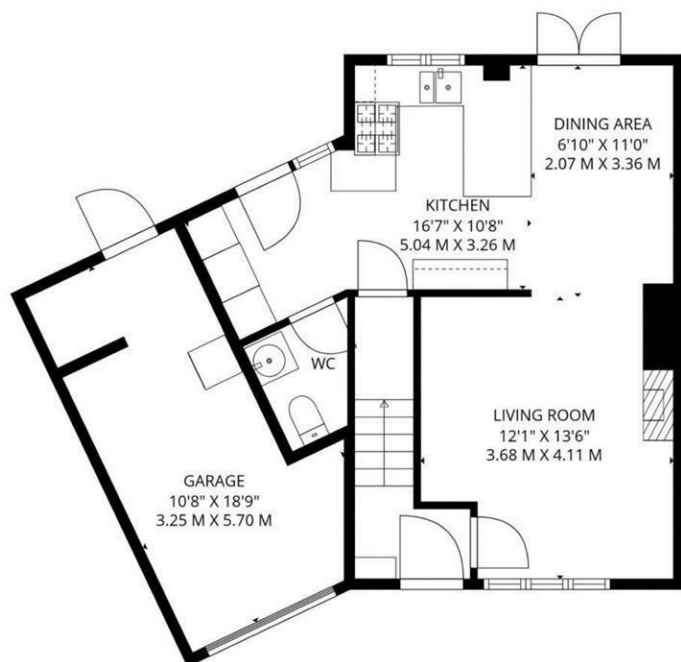


Bedroom two is a similarly large double, this time looking back out over the sleepy courtyard to the front, and this too is fitted with large wardrobes. Even the smallest bedroom is a good sized double room by most standards, and this overlooks that same lovely garden to the rear. Serving all three, the bathroom is modern, white and bright with a shower above the bath. NB the loft is a huge space; a nearby neighbour has already converted theirs to provide more accommodation, hence we see no reason why, subject to checks, this property could not provide the same.

Outside, this a great environment. To the front the house is set well back from the neighbouring houses opposite, behind its own off road parking, with a door into an integral garage that's a decent size and fitted with power. To the right of the courtyard, a pedestrian gate heads out to the paddocks at the side. At the rear, the garden features a door into the garage off the terrace, and this terrace runs the width of the house. Thereafter the main space is lawn, initially flat then sloping down past some pretty borders to a fence complete with gate, secure for children and animals. Beyond it, the flat area of grass gives way to trees that run along the most delightful of streams. This area, too, is part of the garden for this property, only fenced off for safety of young children and hence a wonderfully peaceful extra piece of land for you to enjoy.

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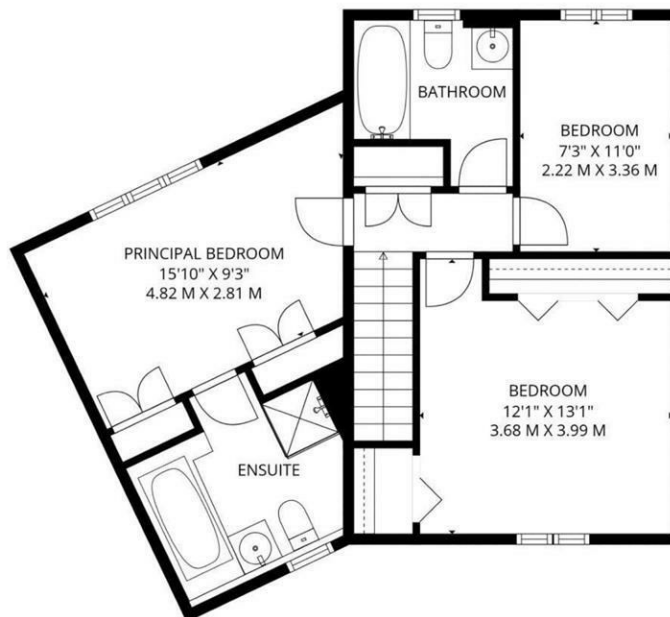




GROUND FLOOR

GROSS INTERNAL AREA: 1065 sq ft, 99 m2  
GARAGE: 156 sq ft, 15 m2

**OVERALL TOTALS: 1221 sq ft, 114 m2**



FIRST FLOOR



| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            | <b>75</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<br>2002/91/EC  |

Mains water, electric, gas C H  
West Oxfordshire D C  
Council Tax band E  
£2,883.75 per annum 2025/26  
Freehold

- Lovely, light house throughout
- Marvellous new kitchen
- Ample off street parking
- Three ample bedrooms
- Great living room with fireplace
- Garage & loft ripe for conversion(STPP)
- En-suite, bathroom & cloak room
- Pretty, landscaped gardens
- Village with shop, pub, school

#### 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 [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

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