



# Yew Tree Cottage

£575,000  
Middle Barton. OX7

Positioned within a quiet corner of the ever-popular Middle Barton, Yew Tree Cottage is an attractive detached four-bedroom character home, approaching 2,000 sq ft of versatile living space, with a generous gated driveway and garden.

- Detached character home
- Approaching 2,000 square feet
- Gated driveway
- Four bedrooms | Two bathrooms
- Popular village with good community
- No onward chain
- Close to Soho Farmhouse
- EPC rating C | Council tax E
- Tenure | Freehold
- Please note some of the photographs have been virtually dressed and edited



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





Positioned within a quiet corner of the ever-popular Middle Barton, Yew Tree Cottage is an attractive detached four-bedroom character home, approaching 2,000 sq ft of versatile living space, with a generous gated driveway and garden.

The welcoming entrance opens into a separate hallway with ample room for coats and shoes, creating a practical buffer between the outdoors and the main living areas. Beyond, a superb open-plan double reception room forms the heart of the home. One side is arranged as a substantial sitting room, bathed in natural light from triple windows to the side aspect and centred around a working woodburner – an inviting space for relaxing evenings. The adjoining section, previously used as a spacious dining room, sits conveniently next to the kitchen, making it ideal for entertaining.

The kitchen is particularly generous in size, featuring doors and windows that open out onto the garden and allow light to pour in throughout the day. A large moveable island currently provides additional workspace and casual dining potential, enhancing the room's sociable feel.

A further reception room offers excellent adaptability and could serve as a study, playroom, or music room depending on your needs. A downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own shower room, while a family bathroom serves the remaining bedrooms.

Outside, the home is approached via a large gated driveway providing off-street parking for multiple vehicles. To the rear, a generous garden offers plenty of space for outdoor dining, play, or simply enjoying the peaceful village setting.

Middle Barton is a quaint village nestled in the heart of Oxfordshire, on the edge of the North Cotswolds. Surrounded by picturesque countryside, it exudes charm with its historic buildings, including the beautiful St Mary's Church, located in nearby Steeple Barton. Soho Farmhouse is within easy reach, as are Chipping Norton, Woodstock, Deddington and Oxford, along with excellent shopping at Bicester Village. The village boasts a pre-school and a popular primary school, a village store (open six days a week), a post office, and a well-loved pub/restaurant. There is also a sports and social club on Worton Road featuring a large adventure playground, with the bar opening for larger events. The refurbished village hall hosts Pilates, yoga, crafts and drama groups, and is also available for private hire. Dining options include the well-regarded Lebanese restaurant, The Cinnamon Stick, which also offers takeaway pizzas and hosts a monthly poker night. Secondary education is available in Upper Heyford and Chipping Norton, while nearby train stations at Charlbury, Lower Heyford and Bicester provide fast links to London and Oxford. A community-run bus service also connects the village to local towns.

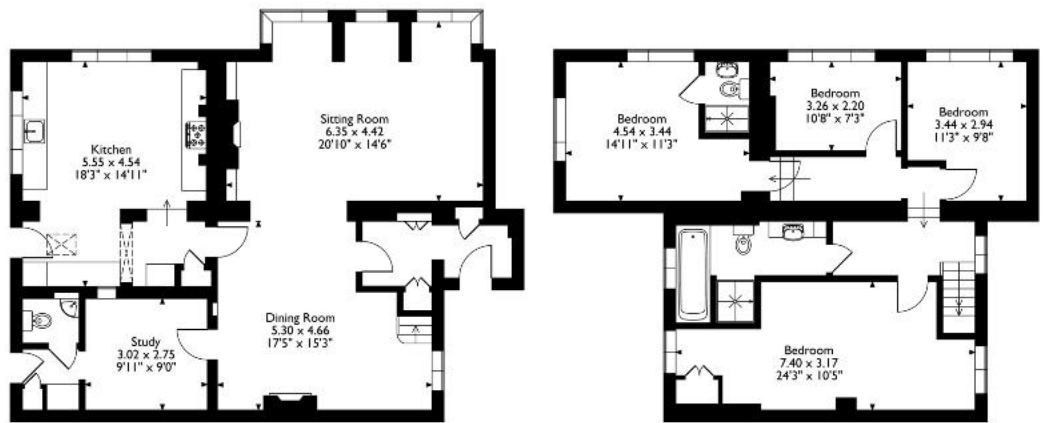
- o Tenure: Freehold
- o Local Authority: West Oxfordshire
- o Council Tax Band E
- o Utilities: Mains gas, electric, drainage & water





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	72	
(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			
England & Wales		EU Directive 2002/91/EC	

**Yew Tree Cottage, 10 Worton Road, Middle Barton OX7 7EE**  
 Approximate Gross Internal Area  
 176 Sq M/1895 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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