

FOXGLOVE COTTAGE

6 FOX LANE, MIDDLE BARTON, OXFORDSHIRE



A beautifully presented Cotswold stone cottage with an enclosed garden and parking

Ground Floor: Sitting Room • Kitchen
Cloakroom • Dining Room • Two Cellar Rooms

First Floor: Double Bedroom • Bath/Shower Room
Main Bedroom with adjoining Bath/Shower Room

Outside: Enclosed Garden • All in 0.044 Acre

**Butler
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DESCRIPTION

Foxglove Cottage is an attractive, well-appointed end of terrace cottage with a newly landscaped south-facing rear garden. The current owners have created a wonderful home, giving great attention to detail in every room, whilst sympathetically working with the older features. This modern style will be hugely appreciated by buyers who are looking for an older building with high-quality fittings, with no work required, they can just move in.

The cottage has accommodation laid out over three floors with the benefit of a large two room cellar which has been updated to be additional space for say a media room, gym or a high-quality boot room.

The reception rooms are well-proportioned with original features, such as exposed stonework, exposed painted ceiling beams, a fireplace with brick detail with a wood burner, some wood panelling and extensive Oak flooring. The impressive bi-fold doors and the full height ceiling with oak beams make the dining room a superb room for entertaining.

The kitchen is fitted to a high standard and benefits from a multi fuel range with an extractor fan and a generous breakfast bar and Devol details. There are colour drenched ceiling beams to give a feeling of height and space.

The cellar room is laid with burnished microcement flooring, and has flexible use, it is easy to use as an attractive staircase has been created.

On the first floor there is a generous bedroom with wood panelling and a window seat, complimented by a beautifully appointed bath/shower room which overlooks the rear garden.



The main bedroom is on the second floor with an equally beautiful bath/shower room, this attractive bedroom has eaves and exposed beams. There are impressive extensive Oak floors running through most of the cottage.

The parking is to the side of the cottage and wooden double gates lead to the rear garden. The garden is enclosed by beautiful Cotswold stone walls with mature climbing roses with raised flower beds below. The stone paved and gravelled areas are perfect for outside entertaining and link beautifully with the kitchen and the dining room.

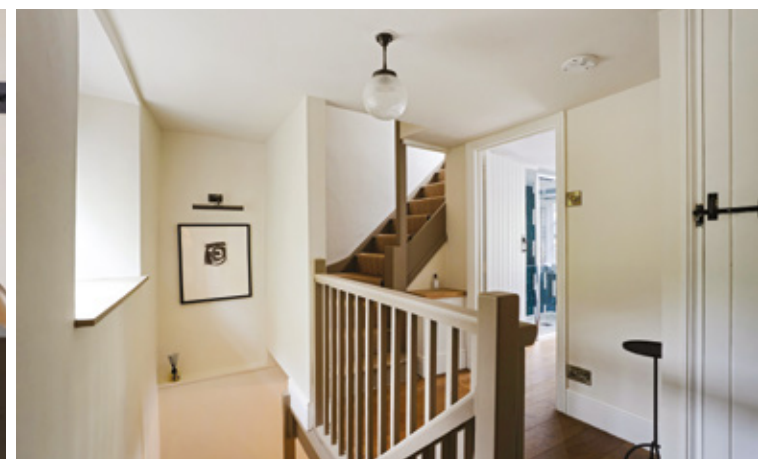
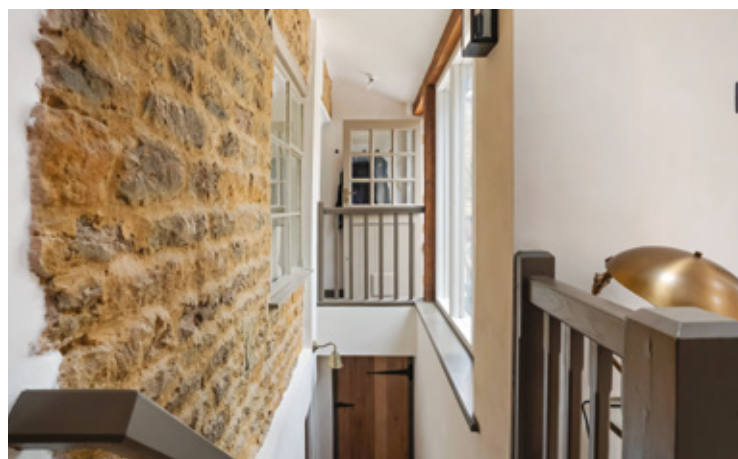
Middle Barton is in a Conservation Area in West Oxfordshire, set between Chipping Norton and Bicester. The village has a Church, village stores, sports club (tennis, Bowls and football), play/skate park and a recreational ground. Soho Farmhouse is only 4.6 miles away and the closest train station is 3.8 miles, making it a super area for a main or a second home.

SERVICES

Mains water, electricity, and gas. Gas fired central heating. The kitchen has underfloor heating. Gigaclear Broadband connected. Generator installed which can power home if village should have a power cut. Cellar pump installed in 2025. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.





WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

West Oxfordshire District Council, OX28 1NB
T: 01993 861000 | W: www.westoxon.gov.uk

COUNCIL TAX

Band F

EPC

Band D (66)

VIEWING

Please telephone Butler Sherborn, Stow on the Wold
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DIRECTIONS (OX7 7BS)

Off the B4030 in Middle Barton. Take the turn onto Fox Lane by The Fox Inn. Foxglove Cottage, 6 Fox Lane is on the right handside before the right bend.

what3words: ///essential.headrest.flaunting





Towns/Villages

Charlbury 7.3 miles
Chipping Norton 8.3 miles
Banbury 11.9 miles
Oxford 16.1 miles



Pubs

The Fox Inn 0.1 miles
White Horse Inn, Duns Tew 2.9 miles
The Bell, Charlbury 7.5 miles
The Bull, Charlbury 7.5 miles



Schools

Middle Barton Primary School
Dr Radcliffes Primary School, Steeple Aston
3.2 miles
Chadlington Primary 7.8 miles
Bloxham School 8 miles
Kingham Hill School 14.3 miles



Train stations

Lower Heyford 3.8 miles
Charlbury Station 7.9 miles
Oxford Parkway 11.6 miles
Kingham Station 14.7 miles



Members Clubs

Soho Farmhouse 4.6 miles
Estelle Manor 11.7 miles
Daylesford 15.8 miles



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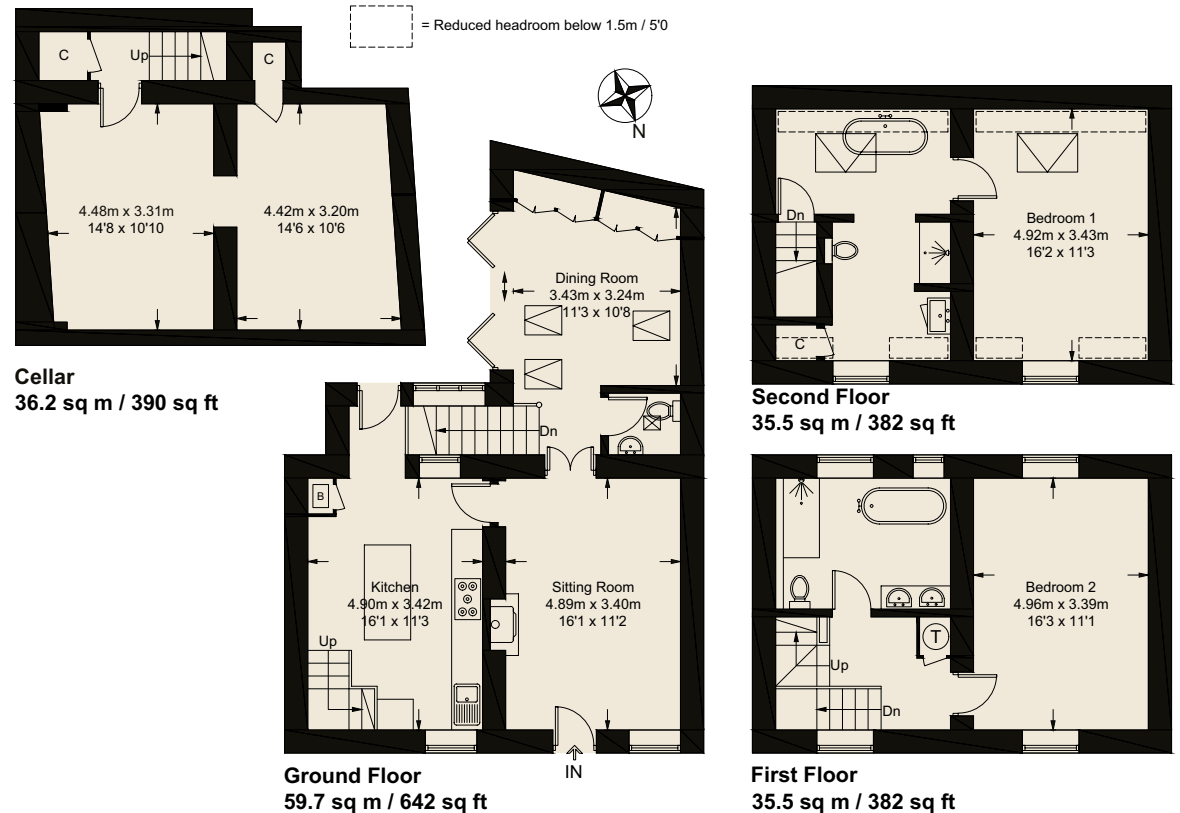


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1307407)

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