



# Horseshoe Cottage

Guide Price £850,000  
Middle Barton. OX7

Horseshoe Cottage is a striking and substantial detached character home, hidden away behind gates in a wonderfully private position within the popular village of Middle Barton. Beautifully presented beneath its thatched roof, the property combines an abundance of historic charm with generous accommodation, immaculate gardens and far-reaching views across the surrounding countryside.

- Impressive detached character home
- Private gated village setting
- Five characterful bedrooms
- Ground floor bedroom and shower room
- Generous reception rooms with inglenook
- Immaculate gardens and rural views
- Ample driveway parking and garage
- Popular village near Soho Farmhouse
- Council tax band F
- Tenure Freehold



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





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Set well back from the road, the house has an immediate sense of arrival. The main entrance opens into a generous sitting room, where exposed beams and a wood-burning stove create a warm and welcoming space. A charming chapel-style door leads through to the dining room, another particularly well-proportioned room centred around an impressive inglenook fireplace and rich in period detail.

Beyond is the kitchen, thoughtfully updated by the current owners while retaining an authentic country-cottage feel. Wooden work surfaces, exposed timbers and carefully chosen finishes complement the age and character of the house. A useful utility room and downstairs cloakroom sit alongside.

A short walkway leads to a second entrance hall, with doors to both the front and rear gardens. Currently arranged as a study, this versatile area leads through to a particularly striking ground-floor bedroom, converted by the present owners. With its vaulted ceiling and exposed beams, this is an exceptional room, served by a pretty adjoining shower room. It would work equally well as a guest suite, principal bedroom or more independent living space.

The first floor provides four further bedrooms, each with its own individual character and an abundance of exposed timber. One bedroom at the far end of the house enjoys a vaulted ceiling, which also incorporates a useful mezzanine level or storage area. A beautifully appointed family bathroom includes a freestanding roll-top bath and a large separate shower.

Outside, Horseshoe Cottage continues to impress. The property sits within a superb plot extending to three sides, with immaculate gardens enjoying open views across rolling rural land. The grounds have been thoughtfully arranged to provide both formal and more relaxed areas for entertaining, including a dedicated outdoor dining space and a separate seating area ideal for gathering with friends or simply enjoying the peaceful setting.

Gates open onto a generous gravel driveway, providing ample parking and access to the garage. Despite its secluded position, the cottage remains conveniently placed for village amenities, surrounding countryside and Soho Farmhouse.

Horseshoe Cottage is an exceptionally pretty and impressive village home, offering privacy, space and beautifully preserved character in one of North Oxfordshire's most desirable rural locations.

Middle Barton is a popular and well-served Oxfordshire village, situated close to the edge of the Cotswolds and surrounded by attractive countryside. The village has a strong sense of community and includes a number of historic buildings, with the beautiful Church of St Mary located in neighbouring Steeple Barton.

The village offers a primary school and pre-school, a village shop with Post Office services, a garage, a refurbished village hall and an active sports and social club on Worton Road, which also has a large children's adventure playground. The village hall hosts a variety of activities, including Pilates, yoga, crafts and drama groups, and is available for private functions.

Middle Barton also has two excellent places to eat. The Cinnamon Stick is a popular Lebanese and Middle Eastern restaurant, while The Fox reopened in July 2026 following an extensive refurbishment. The newly opened village pub offers a relaxed bar, restaurant and garden, with a menu overseen by former Claridge's Executive Chef Richard Galli.

Soho Farmhouse is within easy reach, as are Chipping Norton, Woodstock, Deddington, Bicester and Oxford, with further shopping available at Bicester Village. Secondary schooling can be found in Upper Heyford and Chipping Norton, while railway stations at Charlbury, Lower Heyford and Bicester provide services towards Oxford and London. A community-run bus service also connects the village with surrounding towns.

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



# Horseshoe Cottage, 44-46, North Street, Middle Barton, Oxfordshire

Approximate Gross Internal Area

Main House = 202 Sq M/2175 Sq Ft

Garage = 17 Sq M/183 Sq Ft

Total = 219 Sq M/2358 Sq Ft



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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