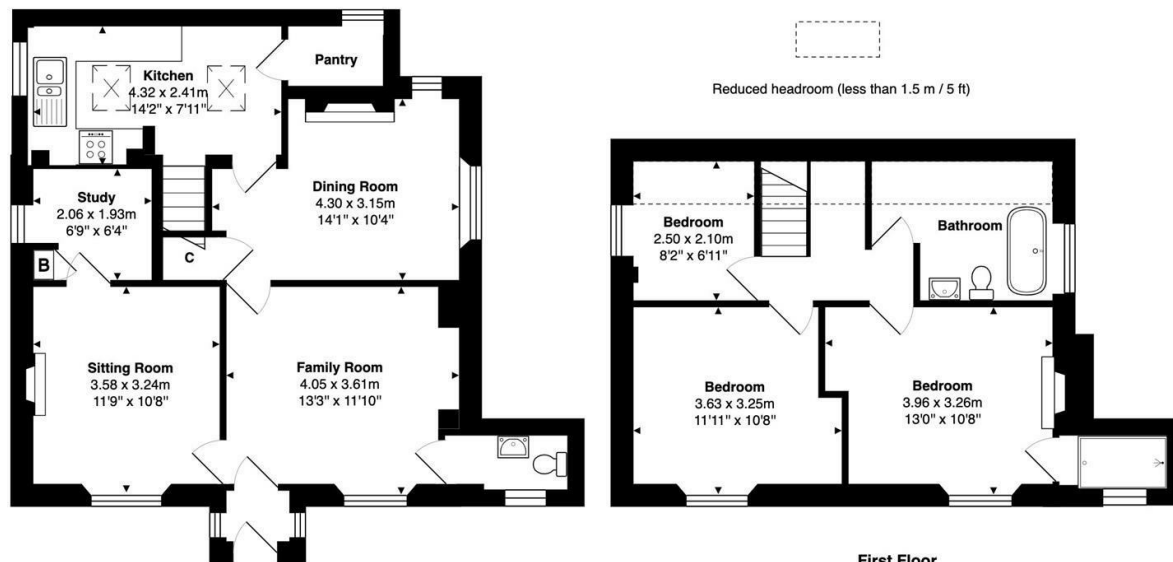




41, NORTH STREET, MIDDLE BARTON, OX7 7BH

FLOWERS   
ESTATE AGENTS





Ground Floor

### Approximate Gross Internal Area

104.2 m<sup>2</sup> ... 1122 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)







# 41, North Street, Middle Barton, OX7 7BH

Freehold

- Sitting room with log burner
- Separate family room and dining room
- Downstairs WC
- 3 Bedrooms
- Primary bedroom with wet-room
- Character features throughout
- Good-sized front garden
- Off-street parking for 2 vehicles
- Council Tax Band E
- EPC D

Nestled in the picturesque village of Middle Barton, this characterful three bedroom property offers plenty of charm and versatile living, ideal for young families or those seeking a village lifestyle.

The ground floor features a cosy sitting room with a log burner, a separate family room and a dedicated dining room, providing excellent flexibility for family life and entertaining. A galley kitchen sits at the rear of the property - with functional pantry.

Upstairs there are two well-proportioned bedrooms, with an additional third bedroom. The primary bedroom benefits from an ensuite wet-room with the other two bedrooms be serviced by the family bathroom.

Externally the property enjoys a good-sized front garden and the bonus of having off-street parking for two vehicles.

A characterful 3 bedroom property located in the heart of Middle Barton, offering plenty of charm and versatile living.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 2002/91/EC	

Middle Barton is a vibrant village community situated approximately 14 miles north of Oxford and 10 miles south of Banbury. Local amenities include a popular pre-school and OFSTED rated “Good” primary school, sports and social club with large adventure play area, parish church, convenience shop/post office, village hall, and the “Cinnamon Stick”, a well-regarded Lebanese Restaurant & take-away. A bus service operates to Oxford and Banbury, and rail stations at Lower Heyford and Charlbury for Worcester, Oxford and London Paddington. Oxford Parkway for London Marylebone.

**Local Authority:** West Oxfordshire District Council  
**Council Tax Band:** E

## CONTACT

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