



Old Johns Close

Guide Price £525,000.
Middle Barton, OX7

A modern and beautifully presented six-bedroom detached family home, offering generous and versatile accommodation arranged over three floors, together with ample off-street parking and a particularly private rear garden.

- Modern six-bedroom detached home
- Three floors of versatile accommodation
- Spacious kitchen-diner
- Large, stylish sitting room
- Principal bedroom with en-suite
- Flexible home office/utility room
- Ample driveway parking with an electric car charger
- Private, generous rear garden
- Council tax band F | EPC C
- Tenure Freehold



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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Upon entering, the property opens into a generous entrance hall, providing a welcoming introduction and access to the principal ground-floor accommodation. The impressive kitchen is a particular highlight, offering a good range of modern fitted units together with ample space for a dining area. French doors open directly onto the rear garden, creating a wonderful connection between the kitchen, dining space and outside.

Adjacent to the kitchen is a beautiful and generously proportioned sitting room, featuring modern fitted units and providing an excellent principal reception space for both everyday family life and entertaining. There is also a further reception room, currently arranged as a useful utility room, although this versatile space could equally be used as a snug, playroom or home office. A ground-floor cloakroom completes the accommodation.

The first floor provides four bedrooms. The principal bedroom is particularly generous and benefits from its own modern shower room, while the remaining bedrooms offer excellent flexibility for family, guests or home working. The fourth bedroom on this floor is currently arranged as a well-equipped office, demonstrating the versatility of the accommodation. The top floor provides two further bedrooms, creating an impressive total of six bedrooms across the house. A separate WC completes this floor.

Outside, the property continues to impress. The rear garden is a generous size and, importantly, enjoys a high degree of privacy, providing a peaceful and attractive setting for outdoor entertaining, children and family recreation. To the front, a substantial driveway provides ample off-street parking for several vehicles.

Overall, 20 Old Johns Close represents an excellent opportunity to acquire a modern, well-presented and highly versatile detached family home. With six bedrooms, generous reception space, a contemporary kitchen with direct garden access, ample parking and a private rear garden, the property offers an excellent balance of style, practicality and space in the popular village of Middle Barton.

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.

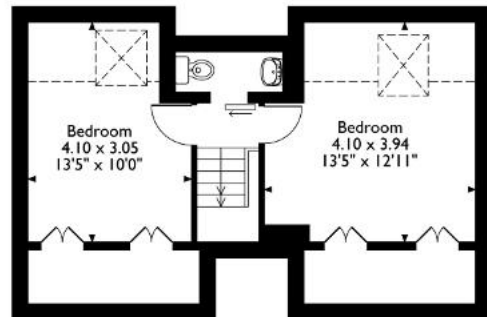
Soho Farmhouse is within easy reach, as are Chipping Norton, Woodstock, Deddington, Bicester and Oxford, with further shopping available at Bicester Village. Secondary schooling can be found in Upper Heyford and Chipping Norton, while railway stations at Charlbury, Lower Heyford and Bicester provide 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

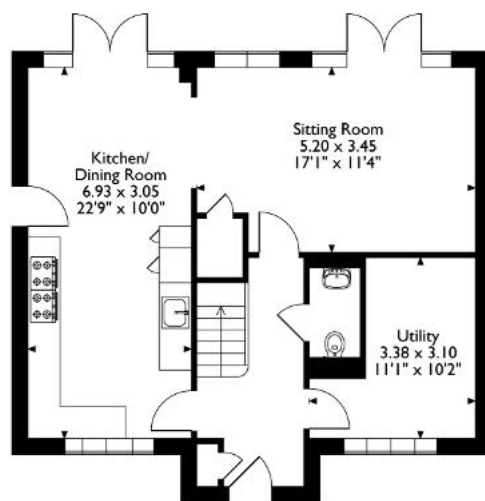


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

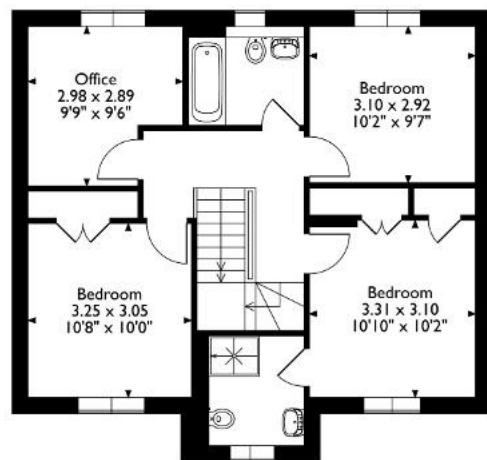
20 Old Johns Close, Middle Barton, Chipping Norton
Approximate Gross Internal Area
153 Sq M/1647 Sq Ft



Second Floor



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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