



120, NORTH STREET, MIDDLE BARTON

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120, North Street, Middle Barton, OX7 7DA

Freehold

- Four-bedroom semi detached period family home
- EPC Rating C
- Double height, double width car port
- Driveway parking for several cars
- Popular village location with excellent travel links
- Versatile and well proportioned living spaces
- Superior and expansive plot with potential for further development (STPP)
- Workshop and garage with potential for further conversion (STPP)
- Beautifully landscaped gardens
- Council Tax Band E

A thoughtfully considered four-bedroom period home situated amidst beautifully landscaped gardens in the heart of Middle Barton village. Sensitively extended and modernised to create a home ideally suited to modern day family life, the property still retains a plethora of original features and charm.

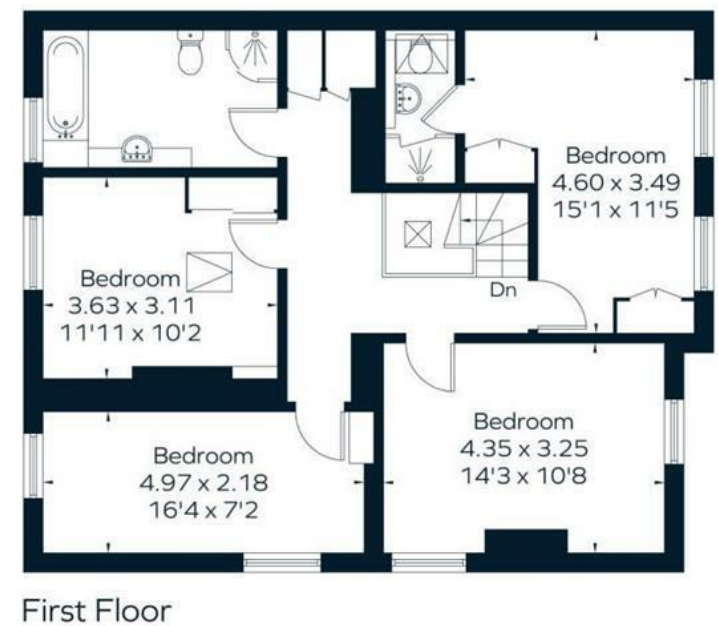
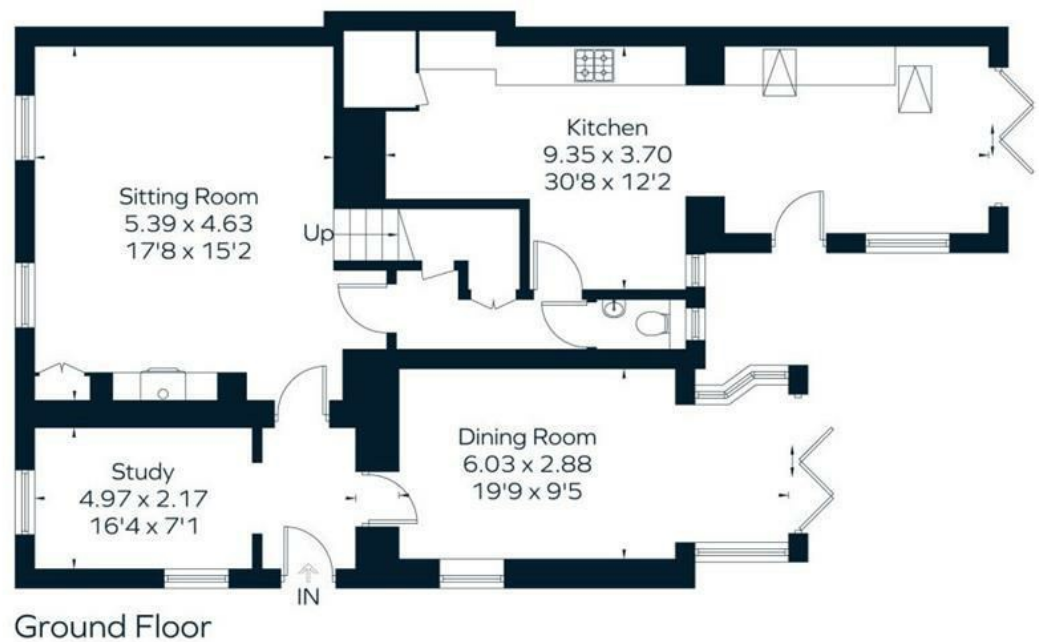
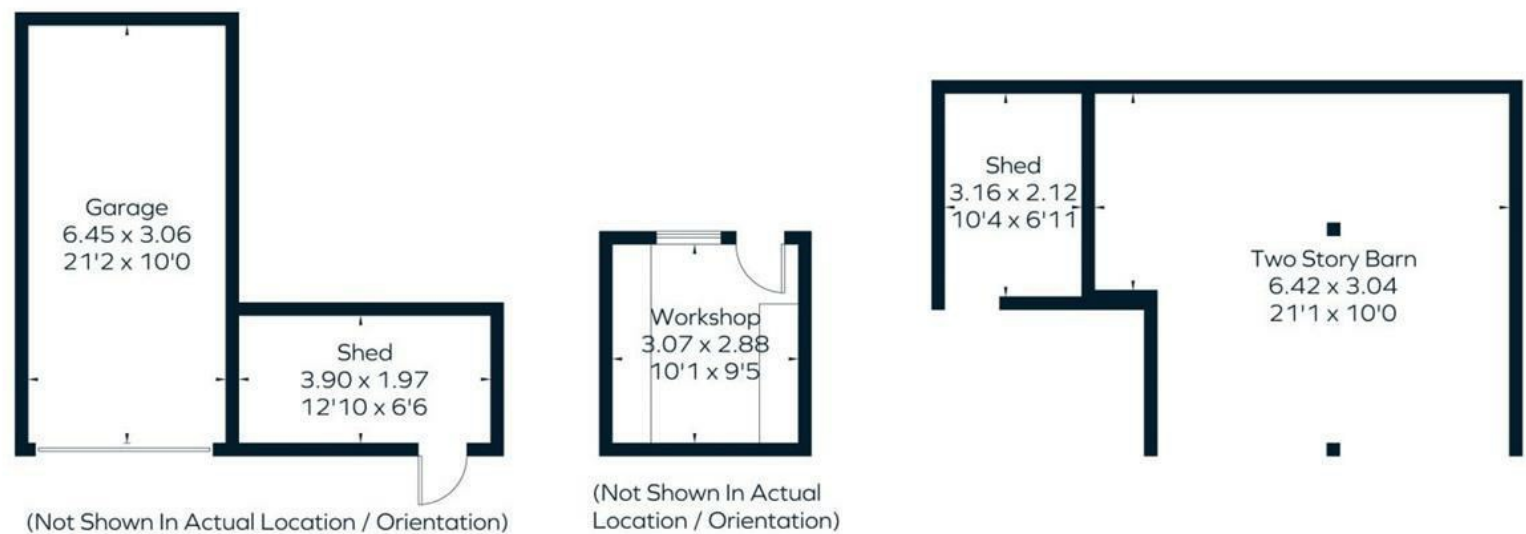
A discreet driveway runs to the side of the plan and has a generous provision of off-street parking and a turning area. Once inside, the reception hall leads through to an office on the left and dining room on the right. Strategically placed bifold doors draw natural light into the dining area and open entirely during the summer months to seamlessly connect the internal and external spaces. The well proportioned reception room is characterised by the original timber beams which run overheard and an impressive stone built fireplace with Norwegian wood burner which forms a natural centre piece. As what is currently considered the heart of the home, the expansive kitchen/breakfast room unfolds across the rear of the property and has been designed with ease of everyday use in mind. A variety of wall and base units along with a walk in pantry create a functional kitchen space whilst the further use of glass and bi-fold doors in the extension create an exceptional quality of natural light. There is also a handy ground floor cloakroom for added convenience.

Four double bedrooms, including the master bedroom with en-suite shower room, and family bathroom occupy the first floor.

Bound by the River Dorn, the exquisite surrounding gardens and various outbuildings form an integral part of the overall experience of the property. A south facing terrace flows directly from the property and provides an ideal spot for entertaining. In the distance, an undulating lawn extends down to a tranquil brook and a rich curation of native trees, mature borders and an orchard add interest and texture throughout the year.



Approximate Area = 179.7 sq m / 1934 sq ft
Garage / Workshop = 28.6 sq m / 308 sq ft
Total = 208.3 sq m / 2242 sq ft







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	

Services
All main utilities connected

Local Authority: WODC
Council Tax Band: E

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.



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