



Stable Cottage 2 Irons Court, Middle Barton, OX7 7AY

Guide Price £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Forming part of an 18th century grade II listed barn, Stable Cottage has been improved by the current owners to provide a lovely home situated within a small & friendly development in the popular location of Middle Barton.

You approach the cottage through the garden at the front where there is a lovely patio enjoying a southerly aspect. Once you enter Stable Cottage there is a beautifully appointed open plan living, dining and kitchen area with underfloor heating. Separate utility room and cloakroom.

On the first floor there is a spacious landing with additional storage, two double bedrooms and bathroom.

In front of the cottage there is a parking area for two vehicles belonging to the property. Stable Cottage is situated within a small & friendly development in the popular location of Middle Barton ideally located for beautiful local country walks including nearby Barton Abbey.

No onward chain.

Additional information to note

- All mains services are connected.
  - OFCOM checker indicates that standard & Superfast broadband are available at the property.
  - OFCOM checker indicates that there is limited mobile voice & data with EE and Three, limited voice and no data with O2 and Vodafone with limited or no data inside the house.
- Outside there is likely voice and data with all providers.
- Restrictive Covenants, see office for details.

Council Tax: D

EPC: C







## Key Features

- Village location
- Cottage
- Two double bedrooms
- Open plan living
- Utility room
- Cloakroom
- Southerly facing garden
- Parking
- No onward chain

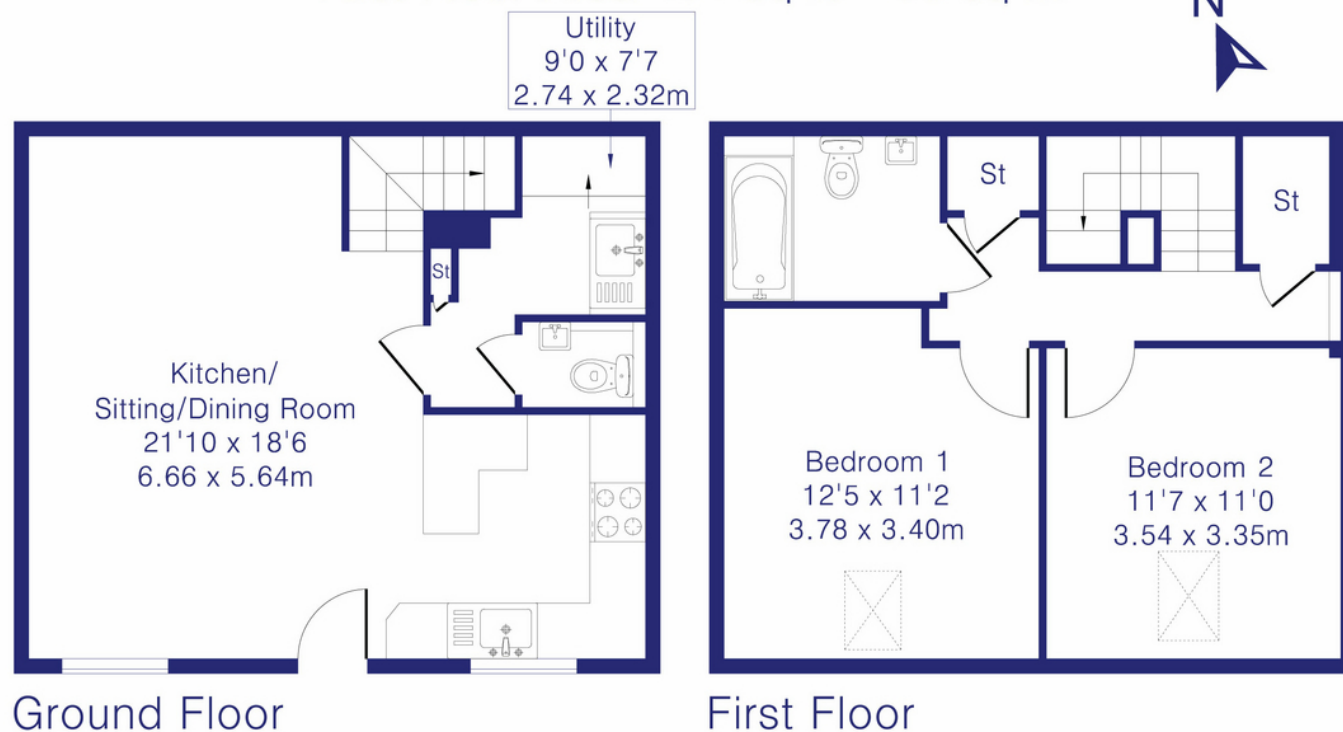
## The Location

The popular village of Middle Barton is ideally situated to the north of Oxford within easy reach of Woodstock, Chipping Norton, Soho Farmhouse, Charlbury, Bicester North, Bicester Village, Lower Heyford and the new Oxford Parkway railway stations for access into Oxford and London. The village benefits from good local facilities including a thriving primary school which is the hub of the community, two churches, a pub the Cinamon Stick wihch is a well-known Lebanese restaurant and a general store with post office. There is also a Sports and Social Club with excellent facilities – tennis courts, a football pitch and an excellent playground for children.

## Approximate Gross Internal Area 808 sq ft - 76 sq m

Ground Floor Area 404 sq ft – 38 sq m

First Floor Area 404 sq ft – 38 sq m



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