



Appledore

Middle Barton, OX17

Guide Price £725,000

Nestled in the heart of Middle Barton lies the enchanting 'Appledore', an exquisite character property steeped in history and charm. Believed to date back to the 1700s, this captivating home exudes a timeless allure, seamlessly blended with modern comforts.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



Appledore

Middle Barton, OX7

- Beautiful character home
- Approx 2109 sq ft (inc garage)
- 4 bed, 3 bath & separate office
- Mature, manicured rear garden
- EPC rating C & council tax band F
- Close to Soho Farmhouse
- Detached garage
- Off-street parking for multiple vehicles
- Tenure Freehold
- Photos & brochure dated March 2024



Upon arrival, you are greeted by a picturesque facade, hinting at the rich heritage within. The entrance hall leads to a charming snug with beams, exposed stone-work and an open-fire. Adjacent, the dining room providing a space to entertain guests or spend time with family. The true heart of Appledore lies in the stunning open plan kitchen / living space, located to the rear of the property. Bathed in natural light, this inviting area serves as the perfect hub for entertaining or simply unwinding in style. Up a short set of stairs and to the side of the building, there lies an office with french doors onto the garden, a useful utility room and a downstairs shower room. To the first floor, there are four bedrooms providing ample space for family and guests, with one an ensuite from the principle bedroom and another bathroom serving the rest of floor, which benefits from a jacuzzi bath and underfloor heating.

Set back from the road, the property boasts off-street parking for multiple cars, ensuring convenience and ease for residents and guests alike. Adding to its appeal, a detached garage stands proudly (with a fully boarded loft, lighting and drop-down ladder), offering additional storage space and shelter for vehicles. The mature, manicured garden offers a tranquil retreat from the hustle and bustle of everyday life and whether you enjoy a morning coffee al fresco or hosting summer gatherings, the outdoor space provides endless opportunities for relaxation and enjoyment.

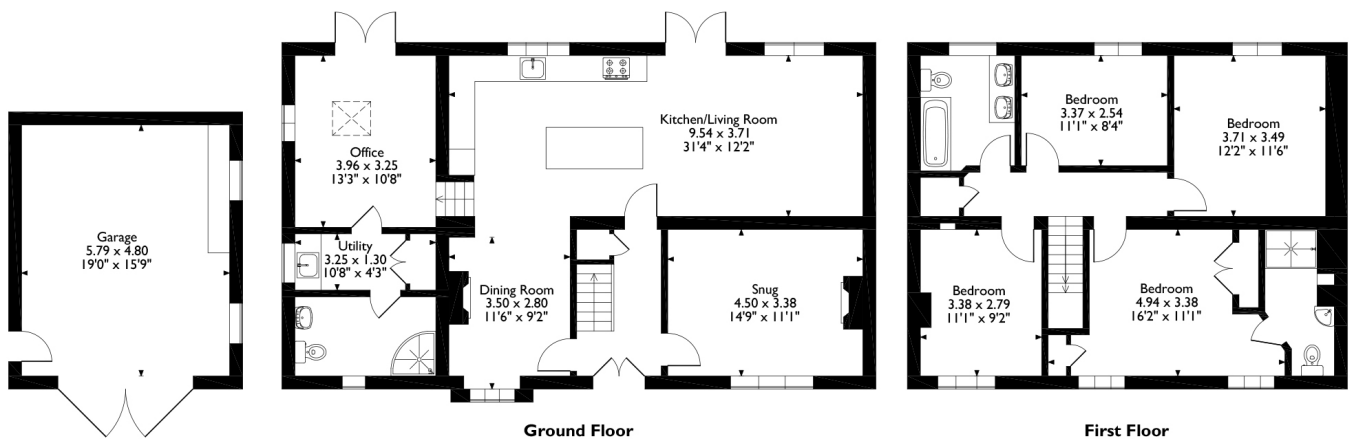
Middle Barton is a quaint village nestled in the heart of Oxfordshire. Surrounded by picturesque countryside, it exudes charm with its historic buildings, including the beautiful St. Mary's Church positioned at Steeple Barton. Soho Farmhouse is within easy reach, as are Chipping Norton, Deddington and Oxford. The village boasts a pre-school and primary school, village store, post office and popular pub / restaurant. Secondary education is to be found at Upper Heyford and Chipping Norton, and nearby train stations offer fast links into London from Lower Heyford (approx 4 miles) and Bicester (approx 10 miles).

Tenure: Freehold
 Local Authority: West Oxon moving to Cherwell
 Council Tax Band: F
 Utilities: Mains gas, electric, water and drainage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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



Appledore, 8, Worton Road, Chipping Norton, Oxfordshire
 Approximate Gross Internal Area
 Main House = 168 Sq M/1808 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 196 Sq M/2109 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.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.