

Rectory Crescent

Guide Price £500,00
Middle Barton. OX7

An immaculately presented three-bedroom semi-detached home, situated in a sought-after cul-de-sac in the popular village of Middle Barton.

- Immaculate converted bungalow
- Large west-facing garden
- Generous driveway parking
- 3 beds I 2 bath
- Approx 1,442 sq ft
- Spectacular open kitchen / living space
- Separate study
- Popular village
- Council Tax C I EPC Rating C
- Tenure Freehold

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RANGEmaster









An immaculately presented three-bedroom semi-detached home, situated in a sought-after cul-de-sac in the popular village of Middle Barton. Cleverly extended and beautifully maintained, the property offers approximately 1,442 sq ft of versatile accommodation, complemented by a substantial west-facing garden and generous private parking.

The real centrepiece of the house is the impressive open-plan kitchen and dining room. A wonderfully spacious and light-filled area, it provides an ideal setting for both everyday family life and entertaining, with doors opening directly onto the beautiful west-facing garden. Elsewhere on the ground floor is a lovely, well-proportioned sitting room, together with a separate study, providing a useful space for those working from home.

The accommodation has been thoughtfully extended over time to create a particularly flexible layout. Two comfortable bedrooms are situated on the ground floor, served by a well-appointed family bathroom, whilst the first-floor extension provides a generous principal bedroom with its own en-suite bathroom.
Outside, the property enjoys a particularly attractive and substantial west-facing garden, offering a wonderful sense of space and privacy. To the front, a large driveway provides ample off-street parking for multiple vehicles.

Beautifully presented throughout, this is an exceptionally well-maintained and thoughtfully designed home, combining generous living space with a lovely garden in a desirable village setting.

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.

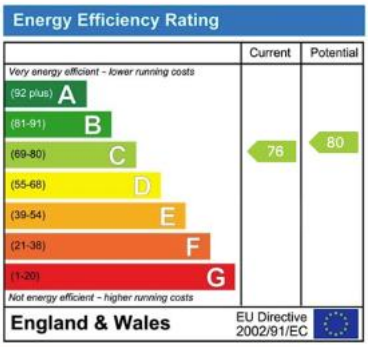
Middle Barton also has two excellent places to eat. The Cinnamon Stick is a popular Lebanese and Middle Eastern restaurant, while The Fox reopened in July 2026 following an extensive refurbishment. The newly opened village pub offers a relaxed bar, restaurant and garden, with a menu overseen by former Claridge's Executive Chef Richard Galli.

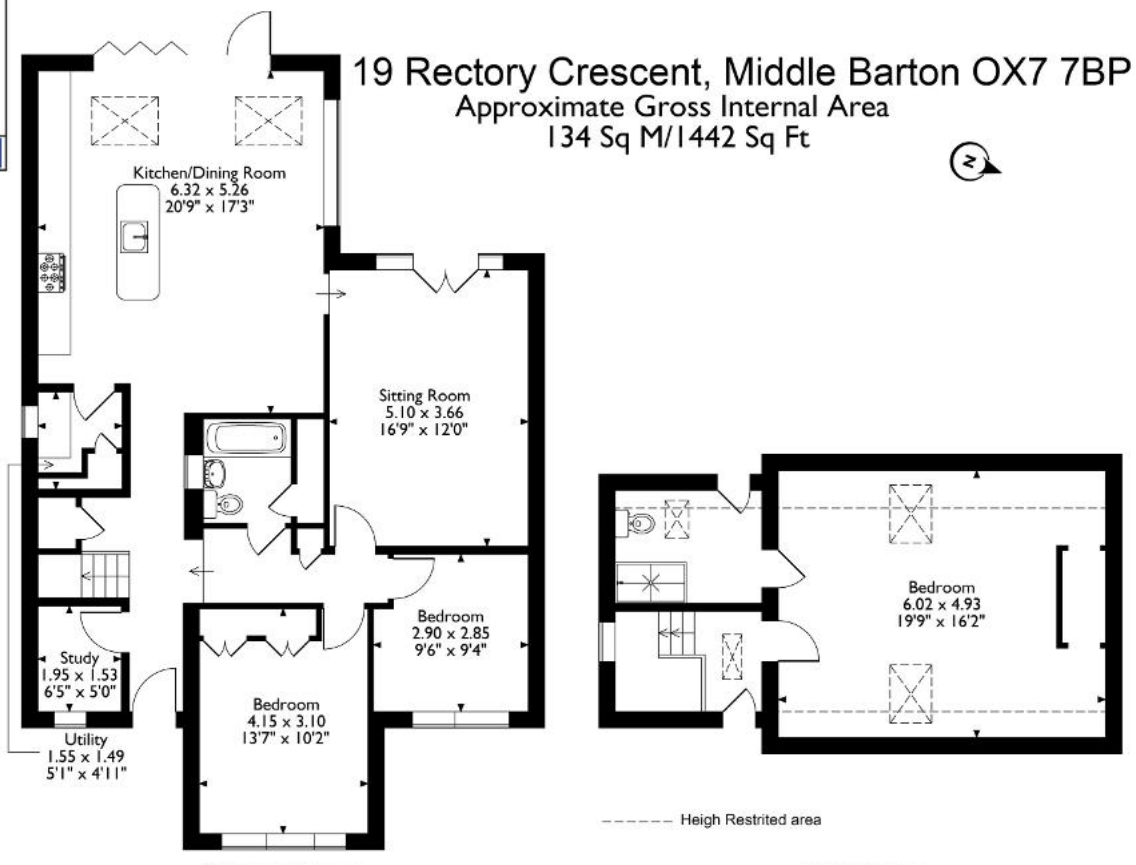
Soho Farmhouse is within easy reach, as are Chipping Norton, Woodstock, Deddington, Bicester and Oxford, with further shopping available at Bicester Village. Secondary schooling can be found in Upper Heyford and Chipping Norton, while railway stations at Charlbury, Lower Heyford and Bicester provide services towards Oxford and London. A community-run bus service also connects the village with surrounding towns.

- Tenure: Freehold
- Local Authority: West Oxfordshire District Council
- Council Tax Band: C
- Utilities: Mains gas, electric, drainage and water

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