



# Sam's Hill Cottage

Guide Price £599,500  
Middle Barton. OX7

An utterly charming Grade II listed thatched cottage, beautifully positioned in the heart of this highly sought-after village, Sam's Hill Cottage is a home of exceptional character, warmth and appeal.

- Beautiful G2 listed cottage
- Character features throughout
- Wonderful gardens
- Outdoor entertaining space
- Driveway & garage
- Outbuilding
- Close to Soho Farmhouse
- Popular village
- Council tax E
- Tenure Freehold



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VILLAGE & COUNTRY HOMES





An utterly charming Grade II listed thatched cottage, beautifully positioned in the heart of this highly sought-after village, Sam's Hill Cottage is a home of exceptional character, warmth and appeal.

The property opens into a large and welcoming entrance hall, where a turning staircase immediately sets the tone for the charm and elegance found throughout. To one side sits a beautiful living room, rich in character, with exposed beams and a working wood burner creating a wonderfully cosy atmosphere. Opposite, the dining room enjoys its own feature fireplace and the same wealth of period detail, making it an ideal space for entertaining or family gatherings.

The kitchen is complemented by a separate breakfast room, while a downstairs shower room positioned beside the side entrance provides excellent practicality, lending itself perfectly to utility use or as a convenient space for returning from country walks with dogs.

To the rear of the house is a versatile ground floor bedroom opening directly onto the garden, equally suited for use as a garden room, guest bedroom or additional reception space.

Upstairs, the first floor features a generous landing currently serving well as a study area, along with two well-proportioned double bedrooms. The principal bedroom benefits from an adjoining dressing room leading through to an en suite, while the second bedroom also enjoys its own en suite.

Outside, the gardens are a particular highlight, being lawned to three sides and offering a rare sense of space and privacy, enhanced by mature shrubs, plants and well-stocked borders. To the rear, a covered seating area provides an ideal setting for outdoor entertaining. The property also benefits from a garage/workshop, a further outbuilding, and off-street parking via a driveway to the front.

A truly special village home, Sam's Hill Cottage combines timeless period charm with versatile accommodation and delightful gardens in one of the area's most popular settings.

Middle Barton is a popular village nestled in the heart of Oxfordshire, on the edge of the North Cotswolds. Surrounded by picturesque countryside, it exudes charm with its historic buildings, including the beautiful St Mary's Church, located in nearby Steeple Barton. Soho Farmhouse is within easy reach, as are Chipping Norton, Woodstock, Deddington and Oxford, along with excellent shopping at Bicester Village. The village boasts a pre-school and a popular primary school, a village store (open six days a week), a post office, and a well-loved restaurant. The village pub has recently been purchased and expected to be re-opened in the near future. There is also a sports and social club on Worton Road featuring a large adventure playground, with the bar opening for larger events. The refurbished village hall hosts Pilates, yoga, crafts and drama groups, and is also available for private hire. Dining options include the well-regarded Lebanese restaurant, The Cinnamon Stick, which also offers takeaway pizzas and hosts a monthly poker night. Secondary education is available in Upper Heyford and Chipping Norton, while nearby train stations at Charlbury, Lower Heyford and Bicester provide fast links to London and Oxford. A community-run bus service also connects the village to local towns.

- o Tenure: Freehold
- o Local Authority: West Oxfordshire District Council
- o Council Tax Band: E
- o Utilities: Mains gas, electric, drainage & water





Approximate Floor Area = 150.4 sq m / 1618 sq ft  
 Outbuilding = 51.5 sq m / 554 sq ft  
 Total = 201.9 sq m / 2172 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75646

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.

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 Registered company number 15040350  
 www.thecherwellagent.co.uk  
 01295 230 980

