



Middle Barton, Chipping Norton,  
Oxfordshire



## Middle Barton, Chipping Norton, Oxfordshire

---

A charming and delightful three bedroom extended home on the edge of the village with planning permission to create a four/five bedroom residence. With off--street parking, a garage, and an established private south facing garden backing onto open countryside.

Middle Barton is a popular village with easy access to Deddington, Banbury, Bicester, Chipping Norton and Oxford. There is a Village Primary School, Village Stores, Post Office, Lebanese Restaurant, Active Sports and Social Club with a Playground and a Public House.

A community bus service, Our Bus Bartons, operates services to Banbury, Oxford and surrounding villages and provides a link to local health centres, supermarkets and railway stations.







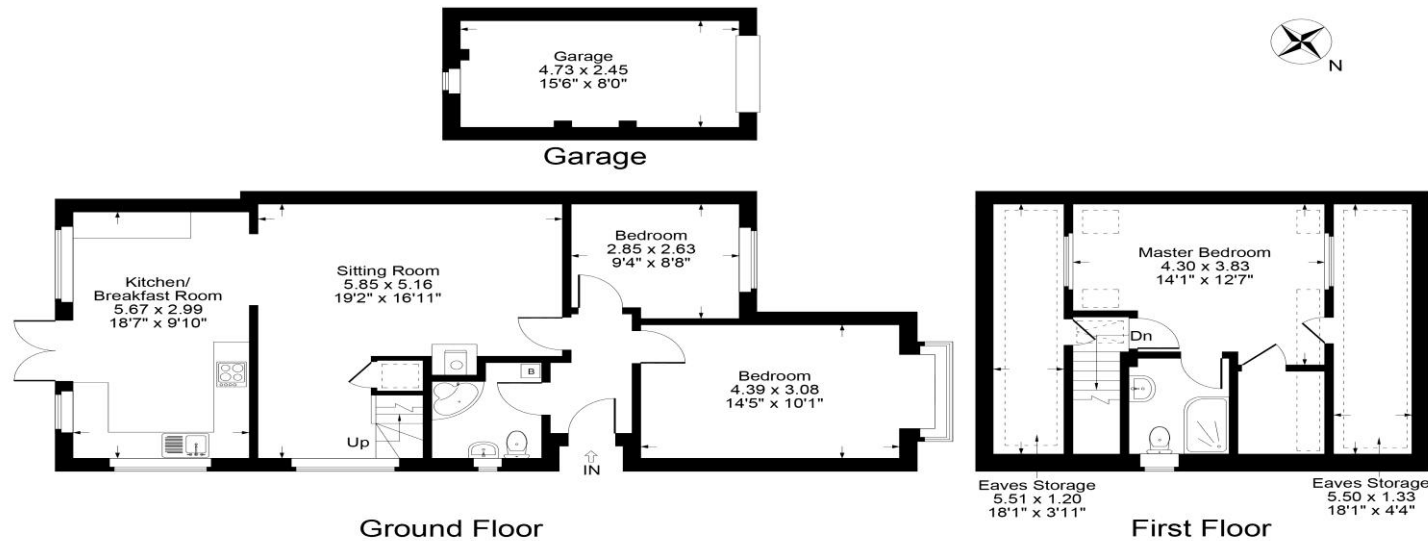
Autumn 2024



## The Property Briefly Comprises of:

- Entrance Hall
- Family Bathroom
- Sitting Room with Wood Burner
- Kitchen/Dining Room with French Doors to Rear Garden
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Fully Enclosed Rear Garden
- Driveway with Parking for Approximately Three Cars
- Garage
- Double Glazed Windows
- Gas Central Heating
- Non Estate Location

Guide Price: £450,000



Approximate Gross Internal Area = 114.76 sq m / 1235.26 sq ft  
Garage = 11.58 sq m / 124.64 sq ft  
Total Area = 126.34 sq m / 1359.90 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

**Local Authority:**  
West Oxfordshire District Council

**Council Tax Band:** E

(Subject to change after completion)

**Tenure:** Freehold

**Distances**  
Deddington c. 6 miles  
Chipping Norton c. 8 miles  
Bicester c. 10 miles  
Banbury c. 12 miles  
Oxford c. 16 miles  
London Marylebone via Oxford,  
c. 1 hour

**Mark David**  
ESTATE AGENTS  
Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire  
OX15 0SB  
Tel: 01869 338898  
Email: deddington@mark-david.co.uk  
[www.mark-david.co.uk](http://www.mark-david.co.uk)



#### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.