



Middle Barton,  
Chipping Norton, Oxfordshire

## Middle Barton, Chipping Norton, Oxfordshire.

---

An individual four-bedroom detached home set back from the road and thoughtfully designed for modern living, featuring an integral garage and sun room, offered with no onward chain.

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.

Approximately 4 miles away in the beautiful village of Great Tew you will find Soho Farmhouse, a luxury private members' club set in 100 acres of Oxfordshire countryside, offering food and drink, bedrooms, a pool, spa and gym.





## The Property Briefly Comprises of:

- Detached Residence
- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Utility Room
- Living Room
- Sun Room
- Office
- Four Bedrooms
- Family Shower Room
- Enclosed Rear Garden
- Integral Garage
- Off-Street Parking
- No Onward Chain

Guide Price: £475,000



**Worton Road, Middle Barton**  
 Approximate Gross Internal Area  
 Main House = 126.62 sq.m / 1363 sq.ft  
 Garage = 12.58 sq.m / 135 sq.ft  
**Total = 139.20 sq.m / 1498 sq.ft**

**Local Authority:** West Oxfordshire

**Council Tax Band:** D

(Subject to change after completion)

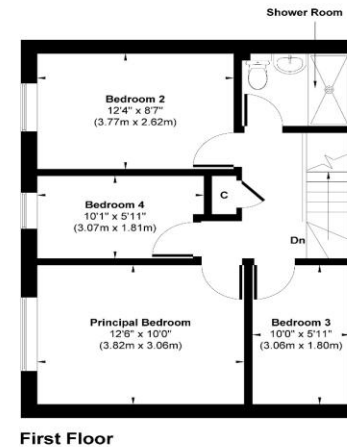
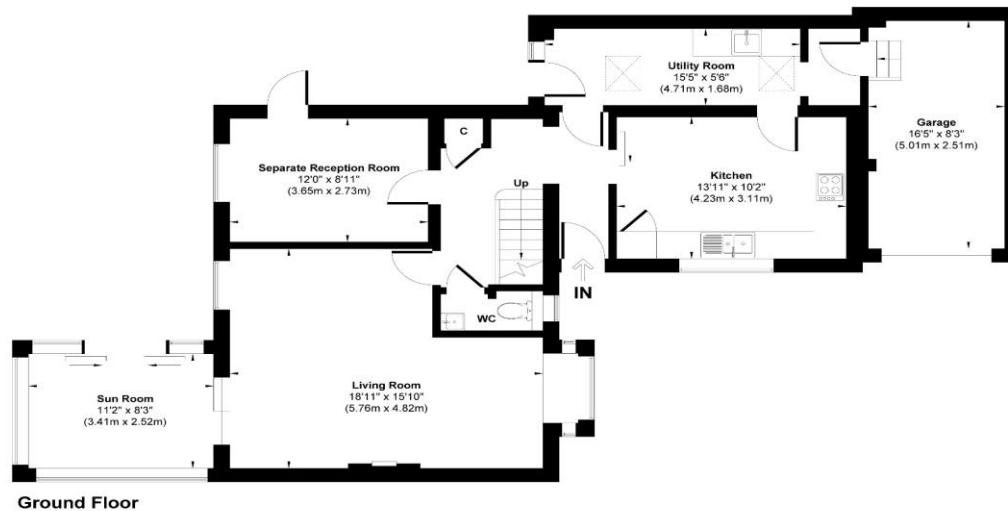
**Tenure:** Freehold

**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

**Buyers Purchase Fee:**

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.



**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.