

ORCHARD CLOSE
MIDDLE BARTON
OXFORDSHIRE

Orchard Close, Middle Barton

Oxfordshire, OX7 7EZ

A well presented, two-bedroom ground floor apartment with its own private gardens from the living room and also benefits from backing onto open farmland.

From the entrance hall, there is access to a second bedroom with newly laid flooring which is currently used as a guest bedroom and a study. This can accommodate a double bed. Opposite there is a family bathroom with a bath and shower, which benefits from a non-metred system. There is also a utility cupboard in the hallway with a washing machine and combi boiler. The open plan living and dining room is dual aspect with a window to the front, and patio doors to the rear overlooking the garden. There is a door from the dining area into a re-fitted kitchen with a range of wall and base units, induction hobs and plenty of storage. From the living room, there is access to a generous master bedroom with newly laid flooring.

The enclosed gardens have fencing to either side and then wire fencing to the rear to allow views over the open farmland. The gardens are mainly laid to lawn but with a patio area off the back of the property. There is also side access from the rear that leads to the communal hall of the building.

Guide Price: £195,000

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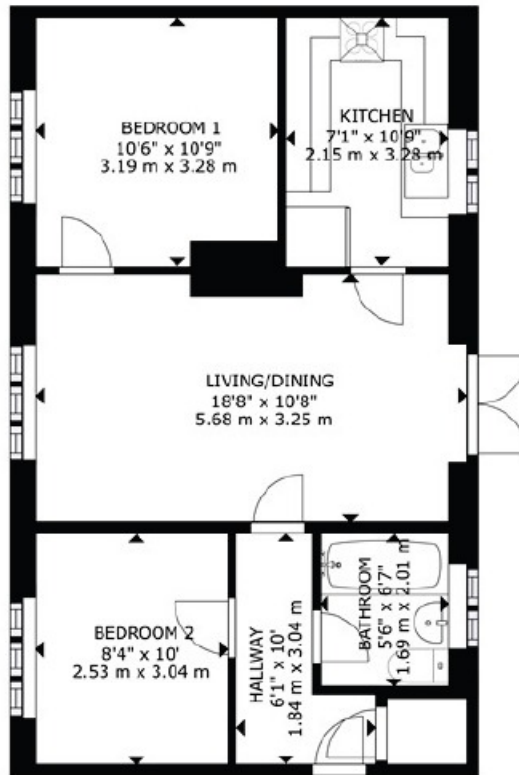
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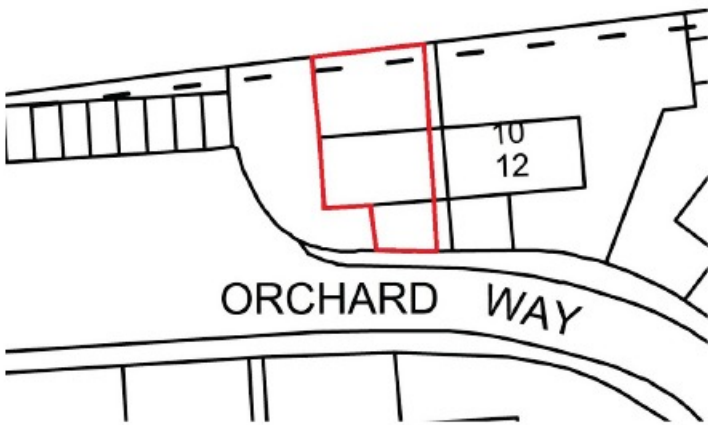
Enclosed rear
Garden







GROSS INTERNAL AREA
 FLOOR 1: 619 sq ft, 57.2 m²
 TOTAL: 619 sq ft, 57.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band A

Local Authority
 West Oxfordshire
 District Council

Parking
 On street. The current
 owners park in front
 of the property but
 please note that the

16, Orchard Way
 Middle Barton
 CHIPPING NORTON
 OX7 7EZ

Energy rating

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Valid until
13 January 2030

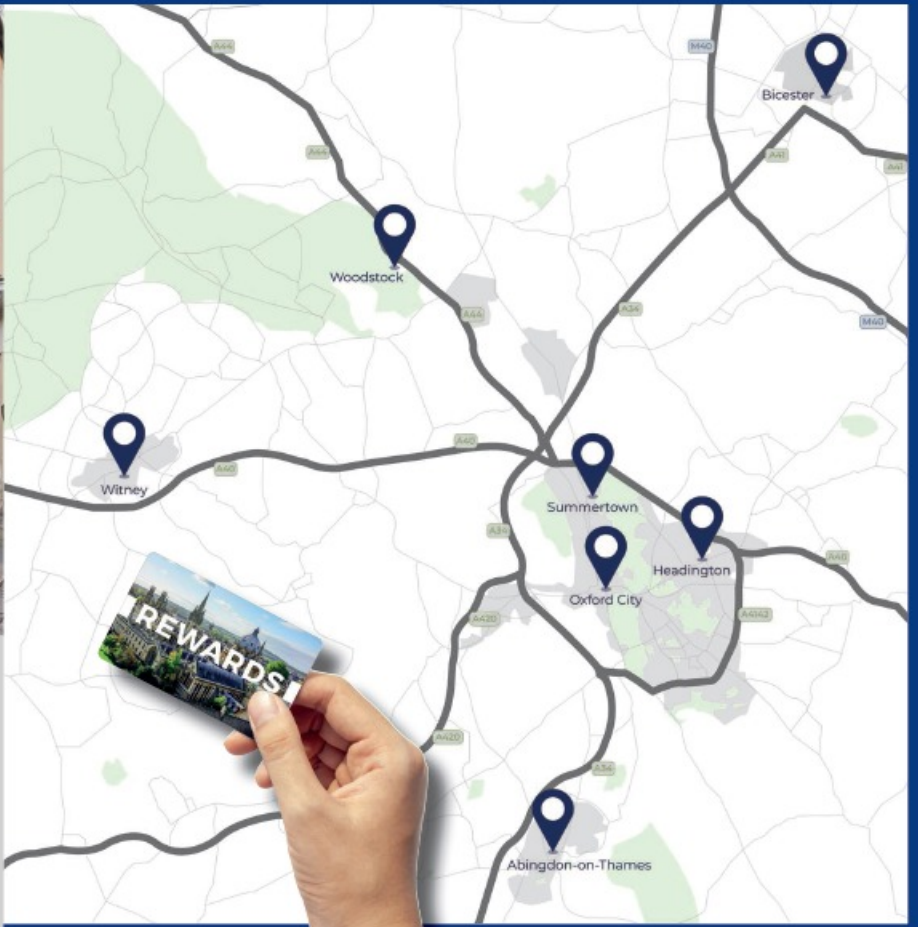
Certificate number
9608-2065-7239-4270-4210

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“Location Description”

Middle Barton lies approx 14 miles north of Oxford and 10 miles south of Banbury. It has a modern primary school, shop/post office for day-to-day needs, parish church, village hall and playing field with a large children's play area, and two pubs. A bus service operates to Oxford and Banbury, and rail stations at Lower Heyford and Charlbury for Worcester, Oxford and London Paddington. Oxford Parkway for London Marylebone. The M40 (J.10) is approx 10 miles, giving access to London and the Midlands.





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