

WORTON ROAD
MIDDLE BARTON
OXFORDSHIRE

10 Worton Road, Middle Barton

Oxfordshire. OX7 7EE

An exceptional four-bedroom home in a popular village location that has been extended and reconfigured to create a well-balanced and practical living arrangement approaching 2000 Sq ft over two floors.

The house is entered via a central hallway with plenty of room for coats and shoes. Once inside, you are immediately greeted by a large reception room that extends the full width of the house. This versatile space is currently separated into two distinct sections for lounging and dining. There are multiple windows that draw natural light into the space and an exposed brick fireplace with woodburning stove. A dual aspect kitchen/breakfast room overlooks the rear garden with timber worktops, shaker style cabinetry, a central island, separate utility area, and direct access to the garden. There is a separate study/playroom, and a WC.

The first floor offers a large family bathroom with separate shower and four well-proportioned bedrooms, including a master with en-suite shower.

Externally, there is a private gated driveway for several vehicles. The rear garden is mainly laid to lawn with raised beds, a storage shed, and a patio seating area.

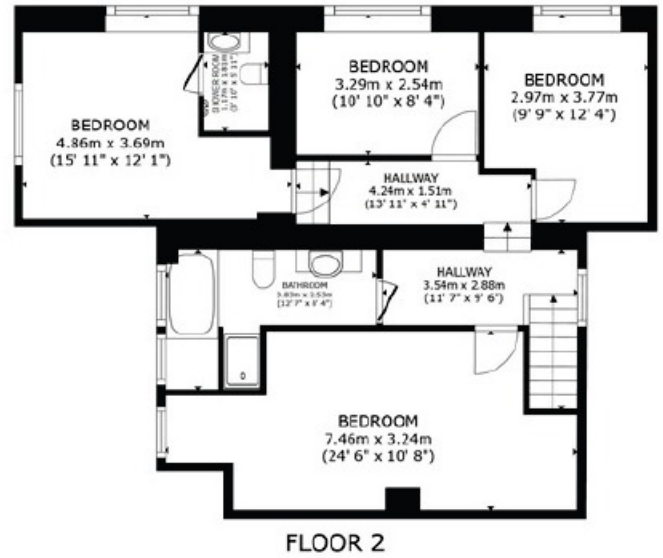
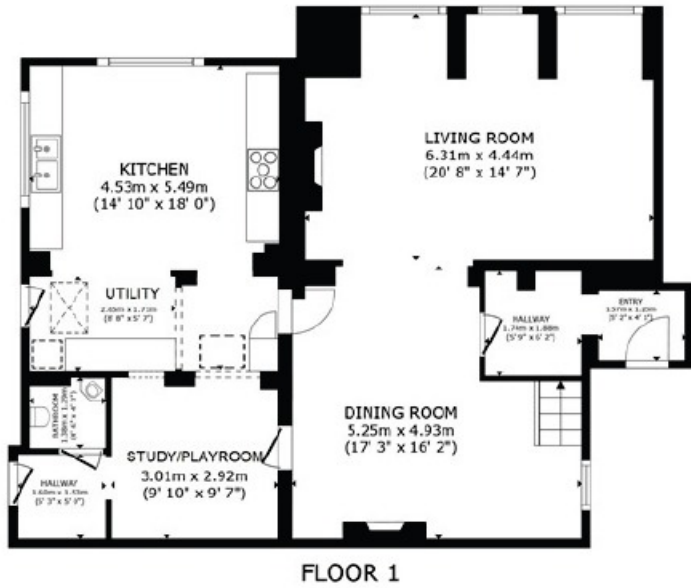
Guide Price: £600,000



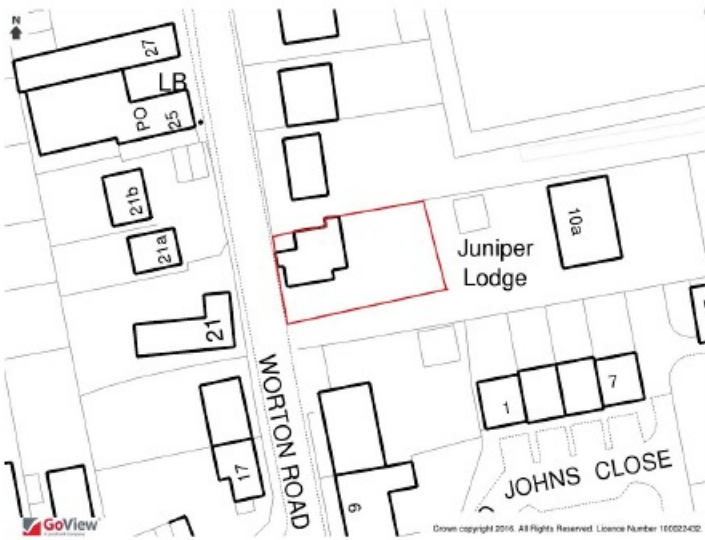
Enclosed rear
Garden







GROSS INTERNAL AREA
 FLOOR 1 99.0 m² (1,066 sq.ft.) FLOOR 2 78.1 m² (841 sq.ft.)
 TOTAL : 177.2 m² (1,907 sq.ft.)
CEPTIC AND MEASUREMENTS ARE APPROXIMATE. APPLICABLE MAY VARY.



Council Tax:
Band E

Parking
Off street parking

Local Authority
West Oxfordshire
District Council

10 Worton Road
Middle Barton
CHIPPING NORTON
OX7 7EE

Energy rating

C

Valid until

4 September 2034

Certificate number

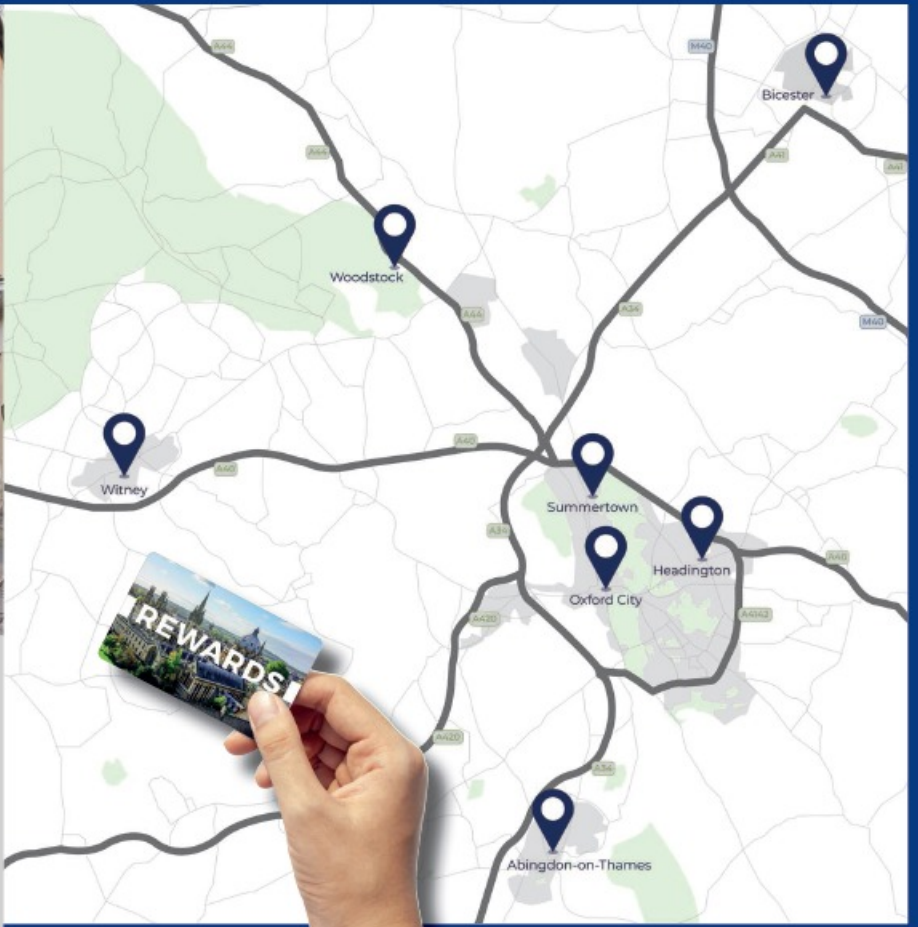
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“Location Description”

Middle Barton lies approximately 14 miles north of Oxford and 10 miles south of Banbury. It has a pre-school and OFSTED rated “Good” primary school, sports and social club with large adventure play area, parish church, convenience shop/post office, village hall, and “Cinnamon Stick”, a well-regarded Lebanese Restaurant & take-away. There are also “Busy Bee” weekly toddler groups held at the village hall. 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





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