

**FOR SALE**



**Barton Village Road, Headington**

Offers in Excess of £450,000

  
**MARTIN&CO**





**Barton Village Road,  
Headington**  
2 Bedrooms, 2 Bathrooms

- Key Notes:**
- Semi-Detached Cottage
  - Built in 2021
  - Council Tax Band: C
  - Off Road Parking
  - Nearby to Hospitals in Headington
  - High Spec Kitchen
  - Spacious Living Area
  - Enclosed Rear Garden
  - Cycle and Bus Route into Centre of Oxford
  - Downstairs WC/Cloakroom



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Link to Virtual Tour: <https://vimeo.com/1015191252?share=copy>

Constructed on the site of the former village bakehouse, this is one of a pair of cottages carefully designed to reflect the original old building. In fact, the one wall of the original bakehouse which remained was incorporated into the new-builds. The result is an attractive duo of cottages fronting onto Barton Village Road, constructed in Cotswold Natural Stone to the front and Heritage red brick to the rear, under a red tiled roof.

The cottage has been equipped to the highest level with generous specification fittings, and is ready and waiting for occupation. Desirable extras such as a fully-equipped kitchen with integral dishwasher, flooring and carpeting throughout, quality bathroom fittings and paved and turfed rear gardens, have been care taken of. All you have to do is move in!

With white décor throughout and an open-plan ground floor layout, the cottage is light and sunny – opening the lounge's French doors onto the garden in the summer to bring the outdoors in.

Entry to the cottage is at the side with the front door opening into the lovely, light and airy lounge. In front, the white-painted staircase winds upwards to the first floor, creating an attractive feature.

The lounge flows through to the kitchen, which has been thoughtfully designed and fitted with a high-spec range of grey floor and wall units with similar marble-effect worktops and under-unit lighting at both eye and floor level – adding a luxe touch to the layout. There is a ceramic tiled floor, an integral oven and gas hob with an overhead extractor fan, a useful double-door cupboard/larder for a washing machine and space to accommodate a large American-style fridge/freezer. A modern cloakroom with high-quality sanitary-ware completes the ground-floor layout.

The bedrooms are both doubles; bedroom 1 features a characterful dormer, whilst bedroom 2 enjoys views across the rear garden to fields beyond. A chic bathroom with a luxury shower, dark grey vanity unit and grey tiled floor and wall tiles completes the upstairs layout.

The cottage garden is perfectly formed, with a paved patio and expanse of lawn. A gate leads to the private parking spaces. With a garden enclosed by fencing, small children can play in safety and gardeners have a blank canvas to add shrubs and borders if desired.

A secure cycle shed for use by both cottages is located in the driveway along with Off Road Parking for Two Vehicles. The cottage is ideally placed when it comes to access to all that Oxford has to offer, with shops and facilities of Headington within easy walking distance. Bus Services are also frequent to the centre.

The cottage is ideally located for those who work or study at Oxford Brookes University – it's within a short walk. Similarly, all the main Oxford hospitals such as the John Radcliffe, the Churchill and Nuffield Orthopedic Centre are within a mile and, for those who commute into London, the cottage is close to the A40 Northern bypass which leads to the M40.

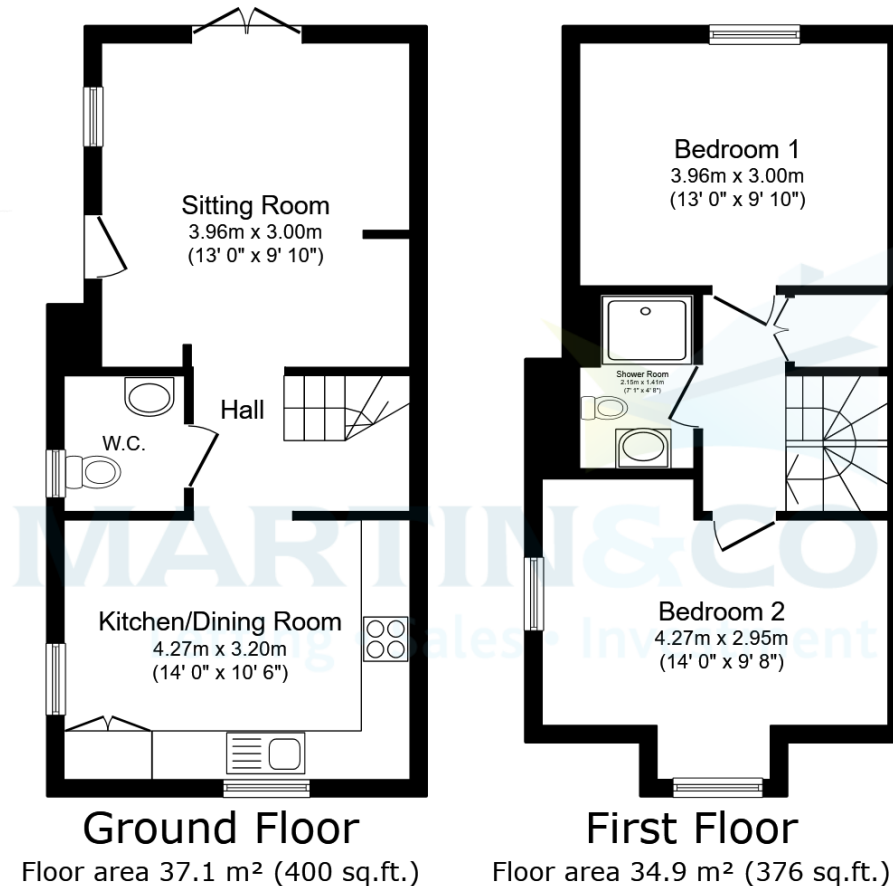
This is the perfect starter home for a professional couple or a small family, or alternatively, those looking to downsize - the Headington shops, supermarkets, pubs, cafes and leisure amenities are within a 15-minute stroll. There are choices of good state and independent schools, and Oxford city Centre buses run every 15 minutes.

Please do contact us if you would like to view.









TOTAL: 72.1 m<sup>2</sup> (776 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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