An elegant south facing Grade II Listed village house with secluded gardens and an elevated position within easy reach of Oxford

Woodstock 7.5 miles  •  Charlbury (mainline railway station to London Paddington) 7.5 miles  •  Chipping Norton 8.5 miles  
M40 9 miles  •  Bicester (mainline railway station to London Marylebone) 10.5 miles  •  Oxford 12 miles  
(All distances and times are approximate)

Drawing room  •  Dining room  •  Sitting room  •  Kitchen

Five bedrooms  •  Two bathrooms

Cellar

Garage with utility room, first floor office and shower

In all about 0.47 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
The Old Mill House

- A fine village house set back from a quiet lane in a sought after village within striking distance of Oxford.
- Believed to date back to the early 18th Century, The Old Mill House provides wonderful family accommodation, with elegant proportions and period features such as inglenook fireplaces and flag stone floors.
- With the house alone extending to just over 3000 square feet, The Old Mill House provides flexible accommodation with a substantial room above the garage with adjoining shower room offering potential for a number of uses.
- To the south, a pathway leads from a private driveway and parking area, past the garage building to the front of the house which is bordered by magnificent gardens along with a number of mature trees and shrubs including an impressive cherry tree. To the rear, lawned gardens and further mature trees provide further private garden space.

Middle Barton, Oxfordshire

The Old Mill House lies in a wonderfully tranquil and secluded part of Middle Barton, equidistant between Chipping Norton and Bicester. This area enjoys very good communications with nearby railway stations (Charlbury providing access to London Paddington) and Bicester (fast trains to London Marylebone). The M40 is about 8 miles (junction 9 or 10) and from there one can also connect to the A43 giving access to the North and the Midlands. There are good local amenities nearby, including public houses and a village shop/Post Office in Middle Barton, as well as Deddington and Woodstock. More regional shopping facilities are available in Bicester, Banbury, Chipping Norton and Oxford. The Oxford ring road is reached within 15 minutes. There is a superb range of schools in the area including Tudor Hall, Bloxham, Kitebrook, The Dragon, Cothill, Summer Fields, St Edwards, Oxford High, Radley and Stowe. There are many local leisure facilities including golf at Chipping Norton and Heythrop Park spa and polo at Kirtlington.

Directions (Postcode OX7 7BT)

From Oxford proceed North on the A4260 (Oxford to Banbury road) after approximately thirteen miles, turn left at the Hopcrofts Holt traffic lights on the B4030 and proceed into the village of Middle Barton. About three quarters of the way through the village turn left at a crossroads onto the Kiddington Road, cross the river Dorn and turn first left into South Street. At the end of South Street bear left into Mill Lane where the property is the fourth house on the left hand side.
Services
Mains water, electricity and gas. Gas fired central heating.

Fixtures and fittings
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority
West Oxfordshire District Council.
01993 861 000. Band G.

Approximate Gross Internal Floor Area = 248 sq m / 2669 sq ft
Cellar = 27 sq m / 291 sq ft
Outbuilding = 83 sq m / 893 sq ft
Total = 358 sq m / 3853 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Important Notice
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