

Middle Barton Chipping Norton

## Middle Barton, Chipping Norton

Much Improved and Extended Three Bedroom Link Detached Property, Well Situated with Open Views to the Front. Offering Spacious and Flexible Accommodation with Front and Rear Gardens, Driveway and Garage. Internal Inspection Highly Recommended.

The property briefly comprises:

Entrance Porch, Entrance Hall, Cloakroom, Sitting Room/Dining Room, Conservatory, Family Room, Kitchen, Three Bedrooms, Family Bathroom, Garage and Front and Rear Gardens.

There was originally Planning Permission Granted by West Oxfordshire District Council Ref: 04/2338/P/FP for the Erection of Two Storey Extensions to Front, Rear and Side Elevations.

The Bartons are made up of the Parishes of Steeple and Westcote Barton with easy access to Deddington, Banbury, Bicester, Chipping Norton and Oxford. There is a Primary School, General Store, Tea Room, Post Office and a Public House. A regular 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.













- Entrance Porch
- Entrance Hall
- Cloakroom
- Sitting Room / Dining Room
- Conservatory
- Family Room
- Kitchen
- Three Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Garage
- Lapsed Planning Permission
- Gas Central Heating
- Double Glazed Windows

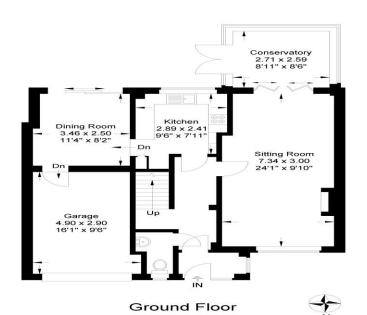
Guide Price: £315,000













First Floor

Approximate Gross Internal Area = 99.82 sq m / 1074.45 sq ft Garage = 13.02 sq m / 140.14 sq ft Total Area = 112.84 sq m / 1214.6 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

# Local Authority

West Oxfordshire District Council

### **Tenure**

Freehold

### **Additional Information**

Deddington c. 6 miles Chipping Norton c. 8 miles Bicester c. 10 miles Banbury c. 12 miles Oxford c. 16 miles

Birmingham c. 64 miles

London c. 69 miles

London Paddington via Oxford, c. 1

hour

London Marylebone via Oxford Parkway c. 50 mins

Oxford Parkway c. 15 mins



Market House, Market Square, Deddington, Oxfordshire, OX15 oSB

Tel: 01869 338898 Fax: 01869 338337

Email: deddington@mark-david.co.uk

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.