



Middle Barton, Chipping Norton, Oxfordshire



A fantastic opportunity

Laurel Mount is a fantastic opportunity for modernisation, and it benefits from high ceilings and light and bright reception rooms with large windows overlooking the gardens, which extend to half an acre.

There is also great scope within the garden to cut back and clear openings to the views over the adjoining paddock. There is the remains of a productive vegetable garden and chicken run to the side of the property and the annexe (the old stables).

The adjoining paddock is not for sale; however is restricted to agricultural use, only protecting the green space and view from Laurel Mount.



Guide price: £800,000

Local authority: West Oxfordshire District Council

Council tax band: F



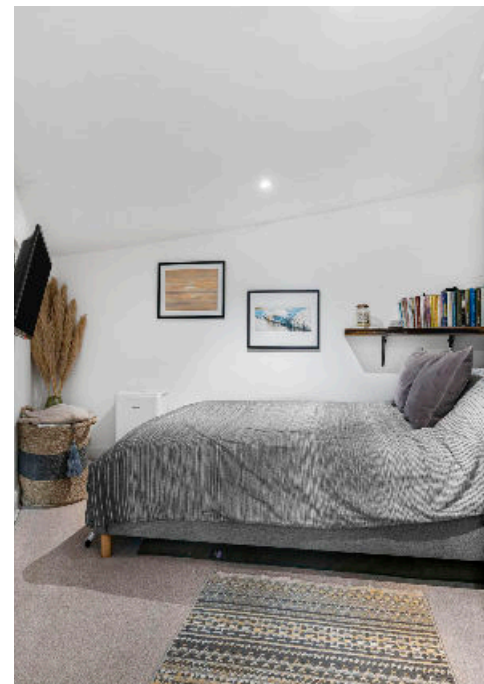
Location

Middle Barton is equidistant between Chipping Norton and Bicester. The area enjoys good communications with nearby railway stations Charlbury, Bicester and Oxford Parkway. The M40 is about 8 miles; from there, one can connect to the A43, giving access to the North and the Midlands. Good local amenities include a primary school, nursery, a local public house, and a village shop/Post Office. Soho Farmhouse is five miles away. More regional shopping facilities are available in Bicester, Banbury, Chipping Norton, and Oxford. The area has a superb range of secondary schools, including Tudor Hall, Bloxham, Kitebrook, The Dragon, Cothill, Summer Fields, St Edward's, Oxford High, Radley, and Stowe. Tenure: Freehold





The Stables is a single-bedroom studio, ancillary to the house, that has been recently renovated.



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.

Approximate Gross Internal Area 2678 sq ft – 249 sq m
 Cellar Area 168 sq ft – 16 sq m
 Ground Floor Area 1155 sq ft – 107 sq m
 First Floor Area 904 sq ft – 84 sq m
 Annex Area 451 sq ft – 42 sq m



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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