



Exciting opportunity to update striking country property

Barton House, Whistlow, Nr Middle Barton, Oxfordshire, OX7 7DH

Freehold



Entrance hall • 3 reception rooms • study • kitchen
breakfast room • utility room/boot room • WC • cellar
• 5 bedrooms • 2 bath/shower rooms • 2 bedroom second
floor flat • tennis court • greenhouse • garaging
• outbuilding/workshop • gardens & grounds • in all about
3.2 acres

Distances

Woodstock 8 miles
Bicester 11 miles (Bicester
North/London Marylebone
from 49 mins) M40 (J9) 11 miles
Oxford 13 miles
Chipping Norton 15 miles

Situation

Situated about 11 miles north of Oxford in attractive countryside between Chipping Norton and Bicester, Barton House, is located in Whistlow, just outside the village of Middle Barton. The village is well served with a primary school, village shop and post office and public house. Everyday amenities are found at Woodstock and Chipping Norton and the market town of Bicester provides a full range of facilities as well as the popular retail outlet village. Oxford offers extensive shopping, leisure and cultural facilities. Other leisure facilities nearby include Soho Farmhouse private members club at Great Tew and golf and polo at Kirtlington.

The property is also well located for an excellent selection of state and independent schools in the area.

Description

Barton House dates from 1894 when it is understood to have been built by the Hall family

and was at the time part of the Barton Abbey estate. Not listed, the property is constructed of brick with feature Dutch gables and offers over 5000 sq ft of accommodation over three floors.

With lapsed planning permission to significantly extend with an impressive contemporary wing, the property holds huge potential to create a superb country residence.

Period features of classic proportions include high ceilings and deep skirting boards. The entrance hall, with feature fireplace is most fitting of a grand residence. Reception rooms include the dual aspect drawing room with wood burning stove, sitting room and a dining room which is open plan to a study area. The kitchen has a pantry, access to the cellar and door to garden. There is a cloakroom and useful utility room/boot room with door to garden. A wide, original dog leg staircase rises all the way to the second floor. The principal bedroom overlooks the gardens and countryside beyond has an en suite bathroom and a large dressing room. There are four further bedrooms on the first floor with a family bathroom. The second floor has two bedrooms, a kitchenette,





shower room and attic storage space.

Outbuildings, gardens and grounds

Barton House is approached to ample parking and turning at the front of the property. The grounds enjoy a parkland setting with established specimen trees. A west facing terrace overlooks the gardens and steps lead down to a lawn and to the lower gardens with hard tennis court. Outbuildings, which include a Victorian green house, garaging, garden store and a work shop, offer huge potential with permitted development to create 5 car garaging, indoor pool and games room.

Services

Mains drainage, water gas and electricity. Services currently disconnected.

Fixtures & Fittings

Those items mentioned in the details are included in the sale. Other items may be available by separate negotiation.

Local Authority

West Oxfordshire District Council

Directions

Leave Oxford on the Banbury Road taking the A4260 at the Hopcroft Holt junction (with Jet petrol station) take the left turn as signed to Entstone and the Bartons. Proceed for a couple of miles passing the turning to Steeple Barton and the driveway to Barton House is found on the left with gated stone pillars.

Tenure

Freehold with vacant possession on completion.

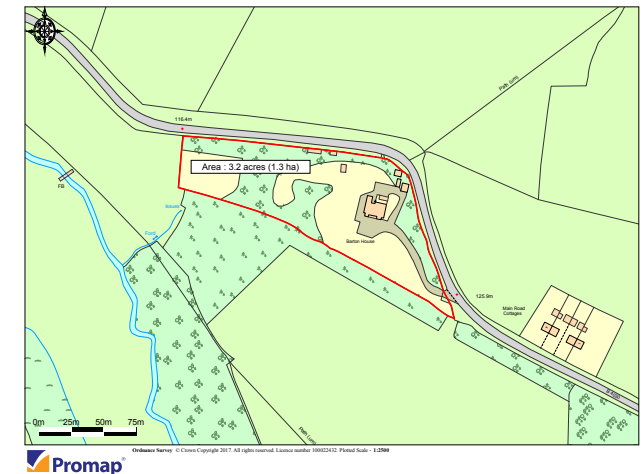
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Brochure prepared and photographs taken April 2022.



Barton House, Whistlow, Nr Middle Barton, Oxfordshire, OX7 7DH

Approximate Floor Area 494.5 sq m / 5323 sq ft (Including Attic Storage / Excluding Eaves Storage)

Cellar 10.5 sq m / 113 sq ft

Garden Store 29.0 sq m / 312 sq ft

Boiler Room 2.7 sq m / 29 sq ft **Outbuilding** 115.2 sq m / 1240 sq ft

Total 651.9 sq m / 7017 sq ft



savills

savills.co.uk

Nicky Quentel

Savills Summertown, Oxford

01865 339 716

summertown@savills.com



For identification only. Not to scale. © 220422NQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	F		
(21-38)	F		37
(1-20)	G	4	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com

