



9 Church Street

Barford St. Michael, OX15 0UA



ROUND & JACKSON  
ESTATE AGENTS









A well presented three-bedroom, end-terraced, stone-built cottage with a single garage. Located within the popular and sought very after village of Barford St. Michael. The property provides no onward chain.

#### The property

9 Church Street, Barford St Michael is a three-bedroom, stone-built cottage located within the popular and sought after village of Barford St Michael. The property has a nice size garden and also benefits from having a single garage within a block, which is located to the rear of the property. Barford St. Michael is a popular village and is just a short distance away from Deddington and Bloxham. On the ground floor there is an entrance hallway, sitting/dining room and kitchen. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. Outside to the rear of the property there is a good size lawned garden with a patio adjoining the house and to the front there is a lawned garden with established trees and shrubs and steps leading to the front door. There is a gate at the foot of the garden leading to the single garage within a block. We have prepared a floorplan to show the room sizes and layout, some of the main features include;

#### Entrance Hallway

Stairs rising to the first floor and door leading into the sitting room.

#### Sitting Room/Dining Room

A semi-open plan sitting/dining room. The sitting room has a central log burning stove and a window to the front aspect. The dining room has plenty of space for a table and chairs and there is a patio door leading into the garden along with a door leading into the kitchen.

#### Kitchen

Fitted with a white shaker style kitchen with wood effect worktops and tiled splash backs. There are a range of integrated appliances including an electric oven, electric hob and sink with drainer. There is space for a fridge-freezer and space and plumbing for a washing machine and dishwasher. Window to the rear aspect and a door leading into the garden. The oil fired boiler is located in the understairs cupboard.

#### First Floor Landing

Loft hatch to the roof space, useful storage cupboard, which houses the hot water tank and doors to all bedrooms and the family bathroom.

#### Bedroom One

A good size double bedroom with fitted wardrobes and a window to the front aspect which offers pleasant views across the village.



#### Bedroom Two

A double bedroom with a window to the rear aspect.

#### Bedroom Three

A single bedroom with a built-in storage cupboard and a window to the front which offers pleasant views across the village.

#### Family Bathroom

Fitted with a white suite comprising of a panelled bath with mixer shower over, a toilet and a wash basin. There is a heated towel rail, attractive tiled splash backs and there are two windows to the rear aspect.

#### Garage

A single garage with an up-and-over door.

#### Outside

To the rear of the property there is lawned garden with established shrubs and bushes. There is a paved patio adjoining the house, an outside tap and gated access to the side of the property. The oil tank is located in the rear garden. To the front of the property there is a lawned garden with established shrubs and bushes and steps leading to the front door.



### Situation

Barford St. Michael is a pleasant, sought after and relatively small village lying between the larger villages of Bloxham and Deddington. Within the village there is a public house, Village hall with groups for toddlers and the elderly, Post Office/farm shop with a vast range of services and parish church. There is a monthly market selling local produce and gifts. A wider range of facilities can be found in the other aforementioned villages. The property is approximately a 15 minute drive from Soho Farmhouse and more extensive amenities and travel links are available from Banbury which has direct rail link to London Marylebone (55 minutes).

### Directions

From Banbury proceed in a Southwesterly direction toward Chipping Norton (A361). Travel through the village of Bloxham and having passed the church bear left at the mini roundabout where signposted to The Barfords. Continue for approximately 1.5 miles travelling through Barford St. John and onward to Barford St. Michael. Continue through the narrow section known as The Rock and after approximately 200 yards turn right into Townsend. Continue along Townsend where the road will meet Church Street. Number 9 can be found on your left hand side. The parking for the property is located to the rear.

### Services

All mains services connected with the exception of gas. The oil fired boiler is located in the storage cupboard in the kitchen and the oil tank is located in the rear garden.

### Local Authority

Cherwell District Council. Tax band C.

### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

### Tenure

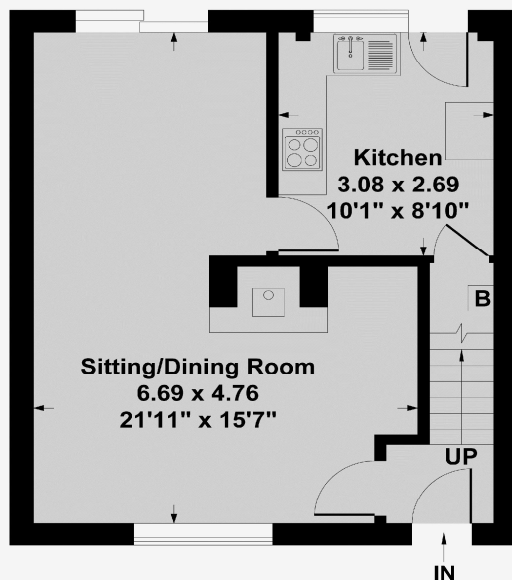
A freehold property.

**Asking Price: £340,000**

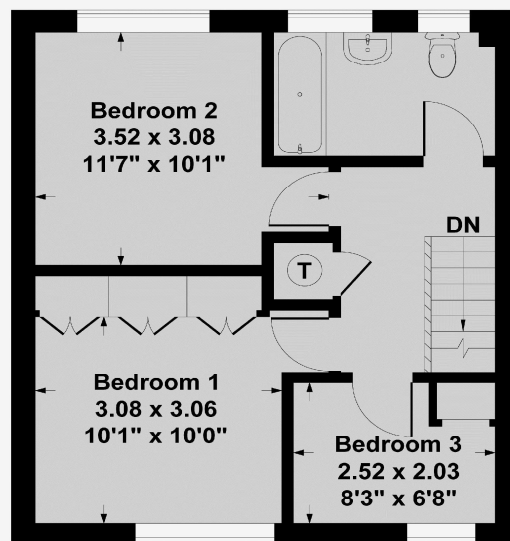




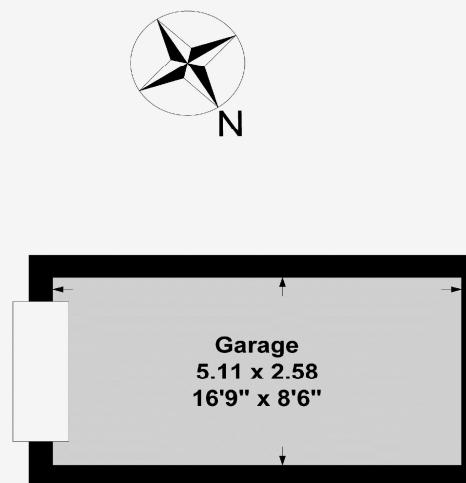




**Ground Floor**



**First Floor**



**Garage**

**Ground Floor Approx Area = 38.87 sq m / 418 sq ft**  
**First Floor Approx Area = 38.87 sq m / 418 sq ft**  
**Garage Approx Area = 13.18 sq m / 142 sq ft**  
**Total Area = 90.92 sq m / 978 sq ft**

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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