



An extended stone-built cottage believed to date back in parts to the late 1870's. Set in an attractive edge-of-village position in the picturesque village of Mixbury, with a beautiful rear garden, a large workshop, garden office, and generous driveway parking.

The property combines the character of a traditional village cottage with practical family living, in an enviable location backing onto fields, next to the garden nursery and village coffee shop.

The spacious ground floor offers a welcoming sitting room, separate dining room, study, laundry room, and a cloakroom, while the impressive kitchen/breakfast room forms the heart of the home, featuring a bright dining area overlooking the garden.

The kitchen area has plenty of floor and eye-level units, integrated appliances, space for a dishwasher, all complemented by contemporary worksurfaces and tiled flooring, ideal for everyday family use.

The sitting room boasts a feature fireplace with an electric log fire, and patio doors leading to the garden, making it the perfect room for large family gatherings and cosy winter evenings alike.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom, served by a family bathroom and a separate shower room, making the property ideally suited to growing families or those seeking flexible guest accommodation.

Outside, the property truly comes into its own. A large gravel driveway provides ample parking for several vehicles and leads to the detached workshop, offering excellent storage or space for a variety of hobbies (subject to any necessary consents). For the car enthusiast, it's worth noting there is an inspection pit in the workshop too.

A separate garden office creates an ideal environment for home working, while the mature gardens complement the property beautifully, providing extensive lawns, established planting, secluded seating areas and plenty of space for children to play or for keen gardeners to enjoy.

A secluded area at the bottom of the garden has been a much-loved vegetable garden with a greenhouse, but would lend itself to being used as a child's play area too.

Location

Mixbury is an attractive and well-regarded North Oxfordshire village surrounded by open countryside, offering an idyllic rural lifestyle while remaining exceptionally well connected.

The village has a strong sense of community centred around its historic parish church and village playing field, with a range of local clubs and events throughout the year. Beautiful walks and bridleways are on the doorstep, making the area ideal for those who enjoy outdoor pursuits.

For everyday amenities, the nearby market towns of Brackley, Bicester and Buckingham provide an excellent selection of supermarkets, independent shops, cafés, restaurants, leisure facilities and healthcare services.

Schooling

The area is particularly well served by schooling, with a range of highly regarded primary schools in nearby villages and excellent secondary education available in both Brackley and Buckingham.

The prestigious Royal Latin School in Buckingham is within easy reach, while independent schooling can be found at Stowe School, Winchester House, Beachborough School and Tudor Hall.

The property's location also offers convenient access to a number of other well-regarded schools across Oxfordshire and Northamptonshire.

Connectivity

Despite its rural setting, Mixbury enjoys excellent transport links. The A43 provides convenient access to the M40 (Junctions 10 and 11), making commuting to Oxford, Banbury, Milton Keynes, Birmingham and London straightforward. The nearby A421 also offers excellent east-west connections towards Milton Keynes and Bedford.

Rail services are available from both Bicester North and Bicester Village stations, offering regular direct services to London Marylebone, while Milton Keynes Central provides fast services to London Euston in around 35 minutes.

This excellent connectivity makes Barrow Hill Cottage an ideal choice for buyers seeking village living without compromising on accessibility.

Combining character, generous living space, superb outside facilities and an enviable village location, Barrow Hill Cottage presents a wonderful opportunity to acquire a versatile family home in one of North Oxfordshire's most desirable rural settings.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Study, Dining Room, Sitting Room, Kitchen/Breakfast Room, Laundry Room, W.C

First Floor - Four Bedrooms, Shower Room, Bathroom.

Outside - Large Workshop With An Inspection Pit (Formerly A garage)
Store, Garden Office.

Driveway Parking.
Rear Garden, Patio, Gated Side Access, Vegetable Garden.

Freehold End-of-Terrace Cottage
Stone-Built, Tiled Roof

Services:
Oil-fired central heating
Mains Water
Mains Drainage
Broadband - Please Check Speed With Ofcom
Mobile Phone Coverage - Please Check Coverage With Ofcom



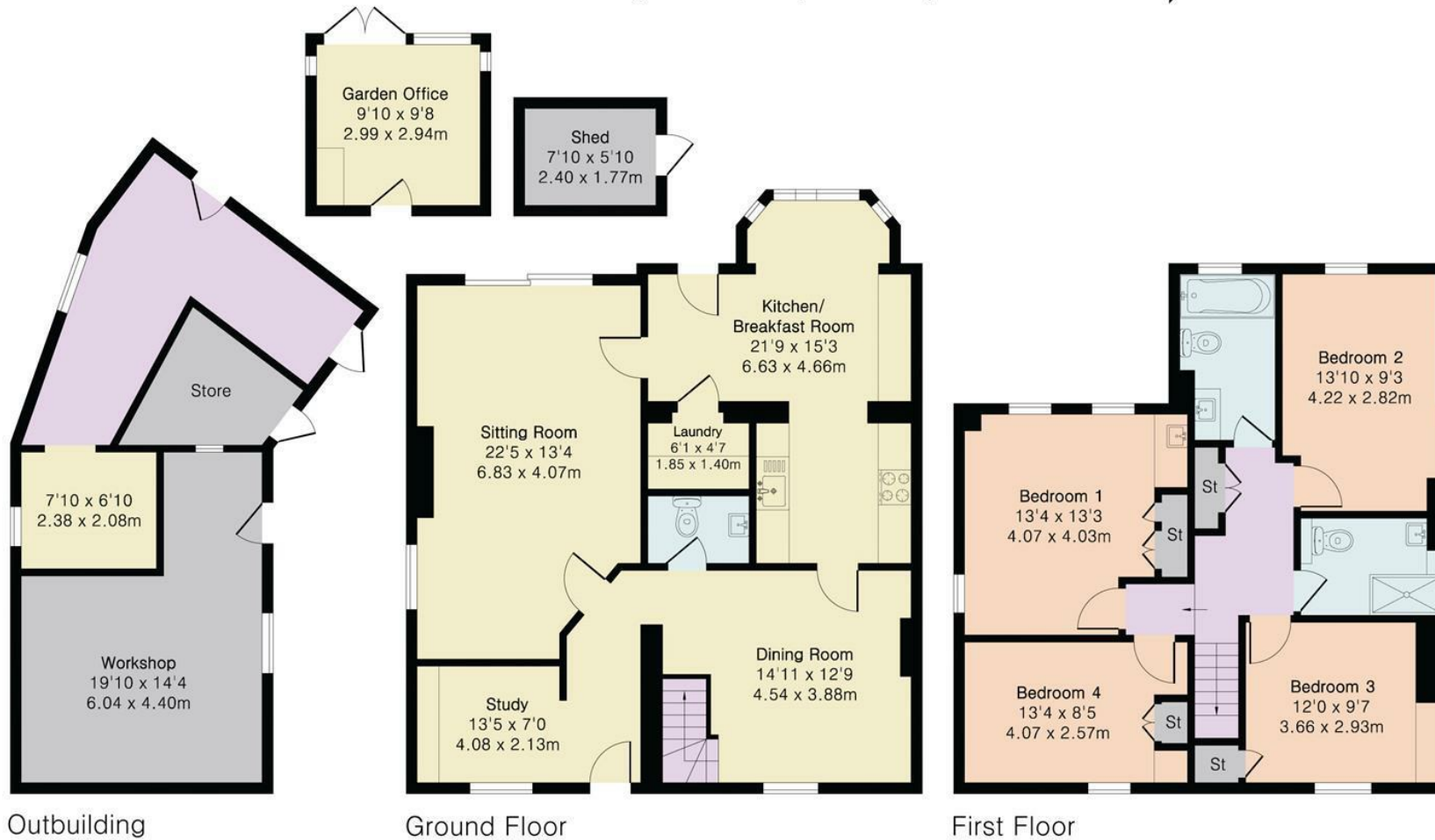


**Approximate Gross Internal Area 1690 sq ft - 157 sq m
(Excluding Outbuilding)**

Ground Floor Area 928 sq ft – 86 sq m

First Floor Area 762 sq ft – 71 sq m

Outbuilding Area 650 sq ft – 60 sq m



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

