



OLD ARNCOTT ROAD









**There is a sense of fun about this house we cannot quite define. It welcomes you like an old friend, offering comfort and space that few can rival. Your very own slice of history.**

Ambrosden is a village just three miles from Bicester, probably dating back to Roman times. The parish church, St. Mary the Virgin, dates from Norman times with later additions. Today the village has a mix of older houses and the newer development. There are also good schools nearby. Army personnel are stationed at St. George's Barracks, which is at nearby Arncott and consequently there are military family facilities at the Garrison Centre in the village. Commuting access is fantastic with Bicester North and the M40 both just a few miles.

The Old Post Office is a title that really only covers a short part of the lifespan of this historic and interesting house. Sometime between its original build, in around the late 17th Century, and today it has served as a forge, a dairy and a Post Office, and probably several other incarnations. What sets it apart from most houses in the village is its unusually original features. Inside the roof many of the original timbers, what is known as a "cruck form", still remain from the time it was thatched. The well still exists and, amusingly, is still supplied by a Victorian hand pump that now provides a water feature. And for the architecturally schooled, the house still contains some Yorkshire horizontal sliding sash windows, an extremely rare sight today. The historic angle aside, it has served admirably as a secluded family house, with the current owners having brought up and launched children here. They describe it as "an oasis hidden from the world", and entering the garden you see why as it is entirely cut off from the outside. Eccentric, quirky, charming, historic, fun; these are all words that describe this house. Exceptionally roomy and very practical it is, conventional it is not - and it is all the more charming for it!



- | Huge character throughout
- | 20 ft kitchen, large utility
- | Four receptions & a study!
- | Annex/ home office/ AirBnB
- | Four main bedrooms
- | Fabulous en-suite
- | Three further bathrooms
- | Lovely, secluded garden

- | Bicester 3 miles, Oxford 15 miles
- | Local primary school Ofsted GOOD
- | Good secondary schools
- | Many nearby amenities
- | Fibre broadband available

Approximate distances & times

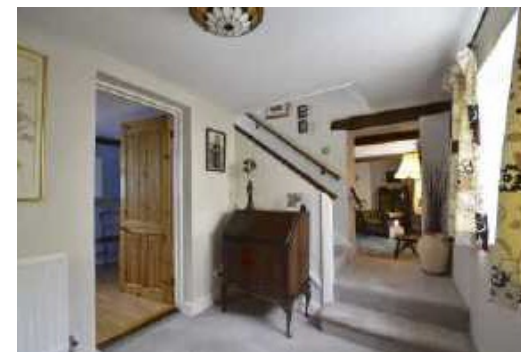
- | Mains water, gas, electricity
- | Cherwell District Council
- | Council tax band E
- | £2,039-40 p.a. 2017/18

The main entrance to the house is just to the right of the gable end. A glazed door opens into a surprising kitchen. Beams overhead and the slate floor are what you would hope for, with kitchen units to two sides dwarfed by the overall space - you could almost banquet in here! But the stone fireplace is a pleasant surprise, a throwback to the times before central heating and a still working item. The house splits here. To the right the opening leads into a utility room with a range of units and plumbing for washing machines etc. The tall ceiling also allows a drying rack to be hoisted out of the way overhead, a lovely touch. Next to it there are store cupboards and also a study hidden away. Behind the utility is effectively an annex or perhaps AirBnB space. The bedsitting room, as it is currently used, is double aspect and vast with a door onto the street. Adjacent to it there are both a well appointed kitchen and also a modern shower room - the latter with another external door, this to the garden.

From the kitchen, the ample dining room on the left was at one point a milking parlour as evidenced by the attractive smooth cobbled floor. This room is double aspect hence the light is very good, and the crittal doors to the side lead into a stone-walled conservatory. Here is where the lifestyle to be enjoyed in this house becomes apparent. Two wide, glazed doors spend most of their time open while our vendors enjoy a good book, calmed by the noise of the water falling from pump to well - and probably not reading much as the garden is very attractive with many birds and a dizzying array of shrubs and flowers. To complete the downstairs, beyond the dining room is a rear hall large enough for an easy chair (hide from the children?) and containing the stair case. The two doors lead out to the driveway and also a modern shower room respectively.

Upstairs, there are four bedrooms. However, the star is the main suite. A standard double bed looks rather paltry in this large space. There's more than ample room for the largest of furnishings, and there is already a large wardrobe built in. Open to the right, the door way leads into what can only be described as a Victorian luxury! The roll top bath and chinaware are all very nineteenth century, complimented by the deep red to contrast the white. There are bathrooms and there are bathrooms... Three further bedrooms on this floor all provide ample space for double beds. All three are provided for by a pleasant family bathroom that is neutral and timeless.

Outside needs explaining. To the front there is parking on the road. However, the lane to the rear contains an entrance with electric timber gates that lead to a gravelled parking space. Adjacent to this is a timber shed in addition to a small stone outhouse that could be an artists studio or possibly a home-working space. The larger proportion of the garden is laid to lawn, but round the edges are a huge range of lovely plants. The path at the widest part covered as a timber arbor supports tree branches and climbers that form an arch overhead - a very pretty touch. This path leads down to the pergola which has been erected to provide an open summer house for Summer evening dining and barbecues. Outside the conservatory, the terrace is ideal for gazing down the garden and soaking up the sun. Looking around, you quickly realise that this space is completely private, it is not overlooked from any direction.



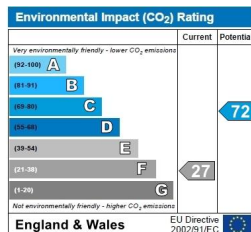
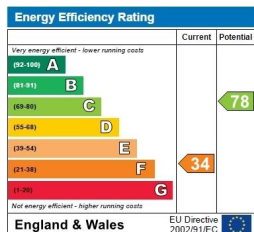








Total Approx. Floor Area 2120 Sq.ft / 197 sq.m



#### Important Notice

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to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlans.co.uk](mailto:interested@cridlans.co.uk)

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