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Old Rectory, Bainton Road, Bucknell,
OX27 7LT

Guide Price £1,250,000

It's impossible to give a balanced opinion of this house! The character and history of four hundred years culminate in an irresistibly welcoming and roomy home that is delightful throughout.

Delectable 17th century former Rectory of c.3,400 sq feet overlooking the delightful church. Huge character with beautiful beams, flagstones, & open fires, with stylish & sympathetic upgrades. Up to five bedrooms with three en-suites, four receptions, inc an annex with separate entrance if desired.

Bucknell is a lovely village of less than three hundred people, set in what feels like the middle of nowhere but is actually less than three miles from Bicester. The main amenity in the village is a rather fine gastro pub, the Trigger Pond, but in addition there is a charming church and also a village hall running bingo and film nights that are always popular. There is a children's playing field, with climbing frames etc. It's a lovely place to live, a good retreat from the main run of commuting while still close to it all.

The Old Rectory is something special, one of those historic buildings that always stands out as you travel by. So, to finally visit was a real treat. Dating back many hundreds of years (early 17th century according to the English Heritage Grade 2 listing), the house exhibits that exquisite evolution of successive generations who have extended it with love and alacrity. From ancient flagstone flooring to the modern farmhouse kitchen recently fitted and the gorgeous oak-framed orangery, the Georgian bay window in the sitting room to the vaulted ceiling top floor bedroom, it's everything we love about an historic village house. And sitting in your own garden gazing at the church behind you really is a view that exemplifies an English Home Counties village scene H E Bates would be proud of!

A wrought iron gate leads over a stone path to the front door, a wide and sturdy panelled item. Once inside, an exquisite flagstone floor heads off in all directions. The hallway offers plenty of hanging space lit by a fine lead-framed window to the right, next door to which is the cloak room with its classical suite and timber roof frame - the first of many. Back to the hall, a pair of steps lead gently down to the kitchen. Modernity and tradition combine here with a beautiful contemporary stone tiled floor which is heated, under a ceiling criss-crossed by wonderful beams, and a comprehensive range of recently-fitted but traditionally-styled kitchen units run round three sides, surrounding a large island. It's a space that's equally beautiful and practical, the perfect heart of a family house.



Past the kitchen a pair of glazed doors separate kitchen from sun room. This is a modern addition of exceptional quality. That same floor complete with underfloor heating combines with bespoke timber double glazing throughout to ensure this really is a room for all seasons. And with the vaulted ceiling and full height glazing welcoming a captivating of the church behind, it's a very special place to be. Continue round to the left and this room links into the main reception. Part of the original house, with later additions, it's a large and welcoming space with a surprising number of large sash windows and a glazed door to the outside, and thos ensures the light is exceptional even on dull days. Two fireplaces reveal this was once two rooms, and the little touches ranging from column radiators to bespoke fitted shelving all give it a feeling of real quality.

Living room connects to kitchen via a passage off which the main stairs rise, of which more later. At the farther end the passage leads to the oldest part of the house, an impressive dining room. A large fireplace with its fabulous original limestone surround and thick timber lintel is the charming central focus within a room of generous proportions. The character of four centuries continues to please at every glance - flagstones, timber, even a bread oven, all reinforce the feeling this is a special place. One door leads back to the hallway and another heads to "the library". Shelves and cupboards line two walls, opposite a window overlooking the side terrace and garden behind. It's a lovely, discreet spot away from the main house, ideal for a quiet book.

But equally it is a perfectly cozy sitting room for the annex as it connects to a broad rear hall with rather lovely bespoke oak staircase rising to the ensuite bedroom above, with a separate outside door to the side path and gate to the lane. Next door the kitchen/breakfast room with its quarry-tiled floor and timber-topped units is perfect for all manner of guests - Air BnB, granny or nanny, visiting family - to stay in seclusion. And the en-suite bedroom above is charm personified, bright and positive with a vaulted ceiling crossed by "a-frame" roof timber. The bathroom next door is softly styled; pastel shades that contrast perfectly with a white suite that includes a power shower.

Back to the central passage and a fine timber stair leads gently up to a galleried landing pleasantly lit by a roof light overhead. The broad landing leads to three bedrooms on this floor, with a box stair heading to the fourth on the second floor. Head right and an e-suite bedroom of quite some size offers charm in every inch with wide plank floor boards, leaded windows and an original fireplace. Double doors hide a rather splendid en-suite! An old roof timber is a reminder of the character, and the fitting of a roll-top bath and separate shower ensure it's one of the most sumptuous you will find.

Next door, even the smallest bedroom is a generous double. Here used as a study, the proportions and a fitted cupboard make it a really flexible room that would suit any use. And at the other end of the landing the third bedroom on this floor is the largest of all. 20 ft x 17 ft, it is not only spacious, it's utterly charming. Windows to either side both come equipped with window seats from which to enjoy the peaceful outlook of this lovely village. Deep wardrobes either side of the chimney breast negate the need for much of the usual furnishings.





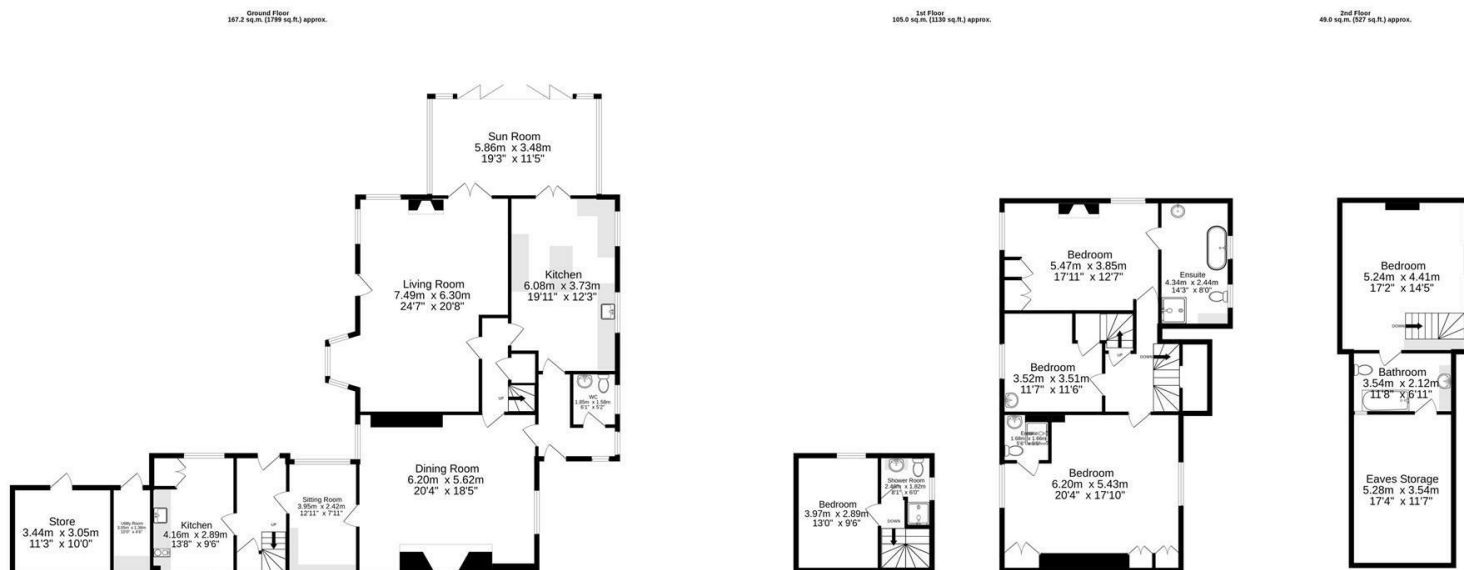
The box stairs on the landing lead to the top floor and final bedroom. This is perhaps saving the best til last... The room is surprisingly large, the space flattered still further by a vaulted ceiling framed by the original trusses and purlins. A pretty dormer window looks out across the neighbouring properties and lane, with a long boxed store beneath that doubles as window seat. The end wall is covered with bespoke bookshelves, and the doorway they surround leads to the ensuite. An enamel bath sits against the wall, with a large vanity unit to the left side topped off by a sink. The unassuming door to the rear also accesses an enormous loft store, around 17 feet in length!!

Outside, the house sits side-on to the lane hence all windows look out over its own gardens which wrap around three sides, with the glorious church to the rear. Sensitively landscaped, the garden is beautifully arranged to give each part an identity and use. The plants are myriad with a wide range of shrubs, trees, box hedges, mostly enclosed by waist height stone walls, with lawn running round the house as the primary feature. Paving runs round from main entrance gate, wrapping round the house and running across to the left side where a second pedestrian gate accesses from the lane - the natural entrance for the annex and outbuildings.

And just here, the end of the house contains two outbuilding rooms. The first has been converted to a laundry room complete with plumbing for washing machine, drier etc. Next door, the second is a handy storage shed. Behind it, the area contains a formal garden of pretty topiary hedges, lawn and sculpted beds. NB some years ago planning was granted for conversion to a drive-through garage, which would also have allowed parking to the left side of the house. This has since lapsed as our vendor never felt the need to park off street (there is ample space on the lane), but it may be possible to apply again. Please ask if you would like further advice on this.



Material Information QR code:



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TOTAL FLOOR AREA : 321.1 sq.m. (3456 sq.ft.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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