





Caulcott Farm, South Street, Caulcott,
OX25 4NE

Guide Price £2,250,000

Once in a generation does a farmhouse come along in such wonderful condition with enough land to enjoy but not too much to keep!

Renovated & extended to a quite extraordinary standard, a wonderful grade 2 listed traditional farmhouse set in around 2 acres including landscaped plus kitchen gardens, & its own copse, in a tiny hamlet of approx 30 houses but close to all amenities & access routes. Remarkable & unique

Naturally as we are based in Caulcott, we are a little biased... But it's hard to argue with our reasons for enjoying the village. Surrounded by beautiful farmland, it's one of the last unspoilt villages off the beaten track, which is a surprise as it is so well located with two London-bound stations and two M40 junctions within a ten minute drive. The local pub (Horse and Groom) is also a delight, small and charming, serving great food and drink to an exceptional standard. Field and Roman Road (Aves Ditch) walks and scenery are sublime, the community lovely and relaxed, and there are few if any downsides as any amenities not within the village can be found within just a few miles drive.

The centre, traditionally, of any village is the farm. Caulcott Farm has been in our client's family for several generations. In recent years they have comprehensively renovated, improved, and beautifully extended this marvellous traditional farmhouse to create a contemporary home with significant living space and beautiful gardens, combining every modern nicety with all the charm of its period origins. Offering large and light rooms that flow easily and naturally, with a layout that is also designed to provide the flexibility of a wonderful annex if needed, plus a plot of over 2 acres, it's the ideal family house in a splendid location.

Approached from South Street, two sets of electric gates lead to a gently meandering driveway, on the left of which is a detached double garage with mezzanine space above. At the end of the drive, gravel changes to smart stone paving that leads to an open, oak framed porch on the left of the house. Once inside, the bespoke oak doors, architrave and floors created on site by a local craftsman exhibit a level of quality and detail which you will find throughout the house.



Take a left, and there are two linked reception rooms. The farthest is currently set up as a wonderful his and hers study, for which purpose it is perfectly suited with windows either side providing excellent light for respective desks., and a door leads to the terrace. Next door, a similar size room also includes a charming fireplace and much exposed stone, plus a deep alcove that could house shelves or a cupboard. Back to the entrance, oak stairs rise away from you and a large, bright reception broadens to the right. Natural stone alcoves flank the fireplace, a pleasing touch of texture and contrast. This plus the thick timbers of the main ceiling beam and window lintels remind you of the historic origins.

In extending the house, the decision was made to retain the original rear window and door apertures. That has created an extraordinary feeling of space and light as this room connects directly to the new kitchen behind. There is little that prepares you for the sheer size of this space! But that is not to say it is grand or unwelcoming - far from it. The various areas provide for relaxed seating, family dining right behind bifold doors that open out to the broad terrace and carp pond, a TV area, and a long run of high-quality kitchen units flanking a huge island with breakfast bar. Double wine fridge, Miele ovens and coffee machine, built in fridges and even a pop-up extractor behind the island-sited hob ensure it is also a kitchen the envy of any chef.

Next door, another reception is a new dimension to the experience with a vaulted ceiling that flatters the already impressive space. Dead ahead the fireplace hosts a wood burner. The double aspect windows include another pair of glazed doors to the terrace. And we mustn't forget the wonderful larder next door that's fitted with shelving floor to ceiling either side - complete with a "proper" cold shelf...

Taking a left brings you to the rear-most wing, a deliberately flexible space as an annex, teenage rooms, workspaces, as wished. An immaculate wet room to the right is very stylish and designed for easy cleaning, tiled floor to ceiling. Next door, an airing cupboard provides separate and generous storage space. And to the rear the last of the downstairs spaces is generous, very much hidden away from the rest of the house. As next door, it is double aspect and vaulted hence feels bright and welcoming.

Heading upstairs, all five bedrooms continue the theme of quality and traditional materials. The first floor contains three of them. To your left, past a generous store cupboard, the main bedroom is charming. A Victorian column style radiator beneath a deep, exposed stone and timber window reveal is perfect for the style of this room. An old fireplace aperture has been repurposed with shelves for DVD player etc beneath a mounting for a TV. Two deep store cupboards provide all the hanging and shelf space you could need, behind more oak doors. And the walk-in shower room next door is ultra modern, which somehow seems the perfect contrast to the traditional bedroom it serves. The detailing of this suite is splendid.

At the other side of the landing, another double bedroom follows a similar style, in this case replacing en-suite with a really generous walk-in wardrobe. Continuing down the landing, at the far end the third bedroom with both windows and roof lights is deliciously light. It also features fitted wardrobes and storage across the whole far wall. Both rooms are served by a very stylish bathroom that includes a bath and separate shower, styled similarly to the ensuite.

On top floor, the roof eaves gives great texture and shape. To the left, a fine double bedroom is triple aspect! More cupboards are set to one end, with a red brick chimney breast to the other. At the opposite end of the landing, some very lucky grandchildren currently enjoy a fabulous playroom/nursery! And serving both rooms, the shower room between them continues the theme of walk-in shower, with the darker hues of the first floor bathrooms here replaced by gleaming white that contrasts subtly with mosaic tiling, to maximise the light from the roof window overhead.





Outside requires some degree of explanation. The entire plot extends to roughly 2 acres, accessed from South Street and separated by a traditional stone wall. Either side of the driveway long swathes of lawn are interspersed with a dizzying array of borders that contain all manner of flowers, shrubs etc. Beautifully landscaped, the garden nevertheless are very relaxed with various seating areas, pergola arches, and a number of pathways leading between them - even a purpose-built (and very swish) kids play area.

Thereafter, gravel pathway turns to sandstone, running round the circumference of the house. On the left, the path hugs the house past the oak-framed porch and more planted beds flanked by stone and railing boundaries, to the rear terrace where the whole house focuses on an on entertaining space that's serene and secluded.

The terrace is a wonderful, serene place to be, and fills the whole of the rear courtyard. From the dining area immediately outside the kitchen, several steps lead up to another broad dining space, behind which large, raised, stone-edged planters are stuffed to the brim with beautiful flowers! Unique in our experience, there are two professional ponds well stocked with Koi, securely boundaried by railings. Across the centre of the larger are stepping stones from which to both watch and feed the fish. The ponds are fed by a broad chute culminating in a waterfall, maximising the oxygenation of the water. This separates the house from the further gardens to the north.

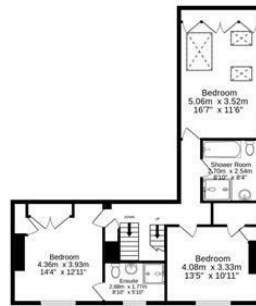
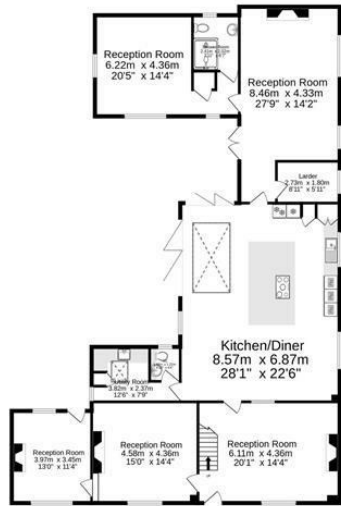
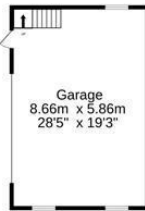
Outside the walls of the terrace and main gardens, relaxation turns to industry! A broad grassy area is dotted with a profusion of timber-framed planters, then a poly tunnel, a large greenhouse, shed, meshed growing frame etc - all clearly the work of a serious horticulturist. Thereafter, a mesh wire and post fence encloses the chicken run! This sits in amongst the woodland which forms the rest of the land running to quite some size. Used until recently as an exceptionally industrious home for many beehives, hence could do so again, the more nature conscious could leave it precisely as it currently is, i.e. a delightful haven for bird and animal life. Regardless, it is a stunning and unusual extra dimension to this house.



Ground Floor
239.2 sq.m. (2575 sq.ft.) approx.

1st Floor
104.4 sq.m. (1124 sq.ft.) approx.

2nd Floor
44.7 sq.m. (481 sq.ft.) approx.



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TOTAL FLOOR AREA : 388.3 sq.m. (4180 sq.ft.) approx.

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Very energy efficient - lower running costs		
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(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	

Mains water, electricity, oil CH
Cherwell District Council
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C.£3,465 p.a. 2025/26
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