





Church End, Church Street, Somerton,
OX25 6NB

Offers Over £800,000

History, space, character, comfort, quality and relaxation are all words to be associated with this unusual and highly attractive house.

Just under 2,400 sq feet of beautifully presented historic cottage with a stunning c.34 ft lantern-roof living room, 4 bedrooms, 3 en-suites, plus pretty gardens & off road parking, on a no through road overlooking a Norman church. NO CHAIN

Somerton village offers a rare mix of countryside seclusion and easy access to all amenities, sitting amidst the wonderful rolling countryside of the Cherwell valley. Within a short drive are rail and road links to London M40, Oxford via the Kidlington A4260, and Banbury. The nearby village of Deddington offers various food shops, pubs, a library, health centre, primary school and a monthly market. The village itself dates back to Saxon times, mentioned in the Domesday Book, and the Church of St James dates back in part to at least 1074. There are many local activities, a number of which revolve around a fine village hall, rebuilt with lottery money in 2008. This features everything from toddler groups to films, evening talks and a Thursday evening bar (which we are told is very popular!).

Very few "Hall houses" remain. Originally basic timber buildings with a central fire, they grew and divided into the format we are more familiar with today. Church End is a rare survivor. Many key character features ranging from a wide-hearth fireplace to wall and ceiling timbers remain, now complimented by the more modern upgrades including the sublime lantern-roof living room equally perfect for stylish entertaining or the most convivial family get together. While stylish and beautifully maintained, it's also a very welcoming and relaxed home, a place that sets you immediately at your ease. Combined with the most peaceful of locations and outlooks, it's a really fine place to live.



The entrance door leads into the first of the three receptions. It's no surprise to learn this is affectionately termed the "Book Room" given the extensive range of bookshelves that have been fitted! Immediately ahead, the stairs head up and away, and beneath them several cupboards provide useful storage. At over 15 feet square this is a good size, and it's comfortable and characterful with timber lintels, an oak floor, plus a fine stone fireplace with a wood burning stove, all of which set the tone of this special house. To the right a panel door leads into the kitchen and sitting rooms.

The sitting room is so appealing. An Inglenook fireplace with its modern wood burning stove instantly draws your eye, and to the front is a window seat from which what little village activity the lane offers can be viewed. Wall, ceiling and hearth timbers as well as a pre-Victorian quarry tiled floor all speak of its history. This room links to the old dairy, today equipped with modern kitchen units on three sides, surrounding a useful central island that includes the ubiquitous breakfast bar. The combination of these two rooms makes a brilliant day to day family space that few houses of this age can match.

Next door is a signature space... a dining/ drawing room of over thirty feet in length. The oak and glass lantern roof ensures fantastic natural light over a significant entertaining space, and links original house with outbuilding, integrating the pair. Traditional oak timbers and flooring combine with an electric roof sunshade and modern wood burning stove make it a room that's a pleasure to use all year round. The overall feeling of space and airiness is marvellous, and glazed doors to both rear and side allow the garden to be fully enjoyed.

Also downstairs the rear lobby has been expertly remodelled. The WC includes a large utility sink that serves the laundry room next door, which includes shelving, coat rack, and space for washing machine and drier. It's intelligently planned, right down to the pocket door to minimise wasted space. At the rear a door leads through to a further covered store which contains the heating boiler and provides plenty of storage space if desired. The passage to it is paved and contains two large sheds providing yet more storage.

Upstairs, a window ahead brings in welcome light across the stairs, and the half landing splits left and right. Turning left, you come to a high spec family bathroom that's particularly elegant. Smart and stylish, it's also intelligent with a number of alcove shelves plus a wide vanity unit offering masses of storage. The bedroom next door features a wide range of wardrobes, storage, and an airing cupboard, in a room that's a more than useful double. And the view opposite is peaceful, overlooking your neighbour's trees and gardens.





Back over the landing to the right, the first of three further bedrooms is charming, with timbers running along both side walls. Bright and very characterful, it's a flexible space, the ideal child's bedroom, guest room or home office. At the end both bedrooms are en-suite. To the right, the room features that same sleepy outlook over the lane, plus further wall timbers. And the en-suite is refitted to a similarly high standard as the bathroom, this time with a thermostatic shower; and the underfloor heating is a welcome plus.

The other en-suite double is to our mind the most appealing. Windows to two sides combine with a vaulted ceiling framed by a pair of beams to give the room a lovely warmth and texture. The view really is lovely, too, with the majestic church through one window, gardens and the valley through the other. This plus the en-suite with a large shower ensure it would be the room we would choose.

Outside to the front the house sits well back behind a path that meanders to the church and down to the valley. Lawn separates the frontage from the lane, which also provides parking that only really serves this house and its neighbour. Behind the house several different areas have been provided for dining, relaxing - and gardening. Part stone walled and part fenced (with a side gate leading to the path), the garden has a deep stone terrace behind the living room ideal for dining. A lawn runs around it, continuing left past a hedge that provides a natural backdrop to the terrace.

Behind the hedge planting beds and a timber frame encourage industry! Opposite, a pair of open shelters offer plenty of storage for logs. And next to them a pair of timber gates allow full access back to the village lane, hence offers off road parking if desired. However, there is little need as there is parking to the front.



Material Information QR code:



GROSS INTERNAL AREA
 FLOOR 1 142.6 m² (1,534 sq.ft.) FLOOR 2 78.4 m² (844 sq.ft.)
 EXCLUDED AREAS : PATIO 26.0 m² (280 sq.ft.)
 TOTAL : 220.9 m² (2,378 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Wonderful history & character
- Book room with wood burner
- 2 refitted en-suites
- Sublime lantern-roof living room
- Sitting room with fireplace
- New bathroom & utility
- Refitted kitchen/breakfast
- 4 bright bedrooms
- Delightful garden overlooking church

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mains water, drainage, oil c.h.
 Cherwell District Council
 Council tax band F
 £3,414.94 p.a. 2024/25
 Freehold

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