









Church End, Church Street, Somerton,  
OX25 6NB

Guide Price £850,000

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



Dating to the 16th century, an immaculate 4 bedroom G2 listed house of over 2,300 sq ft with delightful views of a Norman church, on a short lane in this fine village. Fantastic 36 ft lantern-roof living room, fireplaces, beams, stone. And improvements incl new kitchen, en-suites & bathroom. 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!).

Hall houses are rare and fascinating examples of the evolution of the English village house, originally basic timber buildings which grew and divided into separate rooms with large open fireplaces. Church End is a great example of this. Many key character features ranging from a wide-hearth fireplace to wall and ceiling timbers exhibit the history of what is an important and special house. It was divided into two cottages in the nineteenth century (hence the two front doors) but has since been reunited, complete with a wonderful lantern-roof extension that complements the existing building.

This is the second time we have marketed this house, and while we thought it wonderful the first time, the latest improvements by the current owners have really put the icing on the cake. Immaculate? Yes. Historic and characterful? Definitely. But more than anything, it is just a very lovely home.





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 eyes, 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 reinforce the feeling this is a house of both warmth and history. An opening to the far side opens into what was the original dairy. Today it is equipped with a range of sleek new base units to three sides, surrounding a useful central island that includes the ubiquitous breakfast bar. The units plus their stone worktops are practical and modern, and they contrast perfectly with the character of the dining room next door. The combination of these two rooms makes a brilliant day to day family space that few houses of this age can match.

And that's just the kitchen and sitting room. Next door is a signature space... a dining/ drawing room of over thirty feet in length. The oak and glass pyramid ceiling ensures fantastic natural light over a significant entertaining space, and links original house with outbuilding, integrating the pair. Natural materials ranging from oak timbers and wide plank oak flooring to an Indian stone hearth plus both Cotswold and Horton stone walling are seamlessly integrated with sensible modern touches ranging from an electric blind for the glass ceiling in summer, to under floor heating and a modern Norwegian wood burning stove. The overall feeling of space and airiness is marvellous, and the double doors at the rear plus a single to the side allow the garden to be fully enjoyed.

Also downstairs the rear lobby has been expertly remodelled. The WC includes a large utility sink with drainer over a store cupboard, hence it doubles as the sink for the laundry room next door which includes shelving, coat rack, and space for washing machine and drier under a smart timber top. Its efficiency is intelligently planned, right down to the pocket door to minimise wasted space. At the rear of the lobby a door leads through to a further covered store which contains the oil 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 a half landing which splits left and right. Turning left, you come to a high spec family bathroom that's particularly elegant with a bath and screen, side taps and a shower over. 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 room. 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. A deep expanse of lawn separates the frontage from the lane, which also houses a deep lay-by that only really serves this house and its neighbour, hence the rear vehicular access is a bit redundant. 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 from the more enthusiastic grower! Opposite, a pair of open shelters offer plenty of storage for logs. And next to them a pair of timber gates allow vehicular and pedestrian access across the neighbouring property, although as previously mentioned there is little need as there is parking to the front.





Material Information QR code:



GROSS INTERNAL AREA  
FLOOR 1 142.6 m<sup>2</sup> (1,534 sq.ft.) FLOOR 2 78.4 m<sup>2</sup> (844 sq.ft.)  
EXCLUDED AREAS : PATIO 26.0 m<sup>2</sup> (280 sq.ft.)  
TOTAL : 220.9 m<sup>2</sup> (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

#### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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