





**We rarely see properties with such great outside space. A place to disappear into your own world.**

Sat in around 1 acre of land on the edge of the village with lovely views over fields, a detached house with a large kitchen, utility room, 3 receptions, 4 bedrooms, bathroom and shower room. Good condition overall with modern kitchen in recent extension. Plenty of scope to extend further (stp).

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 swift rail and road links to London and Oxford, Birmingham and Banbury. The charming local historic village of Deddington offers various food shops, pubs, a library, health centre, a primary school and a monthly French-type market. The village itself dates back to Saxon times plus it is 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!). Within a short radius all sorts of other amenities are available, from the renowned Soho Farmhouse private members' club to outstanding local state and private schools. For a village so tucked away it's surprisingly well connected.

Home Paddock is a splendid rarity. Originally built in 1959, it was then extended around 10 years ago by our clients. They also purchased a piece of land to the rear of the existing garden, which gently runs up the hill - and from the top of which the views are utterly stunning. The internal condition is mostly good, especially the kitchen and downstairs shower room which are pretty modern. It has a few eccentricities commensurate with a village house, such as a septic tank for sewerage and an ancient footpath running across part of the land (albeit little used). And there are currently no internal photos only because it is cluttered as our clients need a little time to get it "ship shape" for moving. But in essence it's one of those places that offers space, views, light and a feeling of rurality in abundance. And that's very rare.

The front door opens into a porch, in turn coming into an internal hall, with stairs rising to the rear. On the left the dining room is fairly square hence easy to use, and the bay window to the front provides a lovely view over the long, mature front garden. On the opposite side of the hall the living room is a great space, over 18 feet long. A pretty brick fireplace occupies space on the right hand wall, and with both a wide window to the front and a pair of glazed doors to the rear, it's a delightfully light and large room.

- Positioned overlooking fields
- 3 receptions
- Parking for many vehicles
- Just over an acre plot
- Kitchen and utility room
- Wonderful outside space
- 4 bed, extended family home
- Shower room & bathroom
- Extension potential (STPP)



Water Street, Somerton, OX25 6NE

Offers Over £650,000

Back to the hall, beyond the stairs you find a lovely kitchen that's been extended to such a great extent that the units to the rear and the central island sit well clear of a pretty vast dining area. With windows and a roof light, this is a beautifully bright room, this time with a view out across a pretty terrace (to which further glazed doors on the right give access) and the very generous garden. And to the right hand side there is a very roomy pantry. Head left from the kitchen into the side lobby, and to the front a third reception has been created by conversion of the garage, double aspect hence light - the perfect home office or perhaps a great kids' tv/games room. Next to it, the shower room is modern and well presented. And behind that, the utility room is a valuable space that's generous and well equipped with units down the left side and a door to the rear.

Upstairs is reached via a stair that turns halfway up, with a window to the side that usefully lights the landing. On the right side, both the bedrooms are very generous doubles, and from up here of course the views that are pleasant from downstairs are even more alluring. To the front, one bedroom looks out across the Heyford valley and beyond for some miles distant. And the bedroom to the rear gives you views across your own paddock and the farmland surrounding it. On the other side of the landing, the hall runs along between two further bedrooms that are a little smaller but very useable. And both offer similarly lovely views. Serving all, the family bathroom features a more dated suite currently, with a corner bath, although upgrading this would be a simple exercise.

Outside, the plot is lovely - mature, relaxed and very attractive. The approach to it is across a track owned by the farmhouse next door, over which Home Paddock has full right of access. The plot widens as it travels up towards the house, with an in-out driveway that curves up and round, framed by various trees and bushes, culminating with ample room for parking all across the frontage.

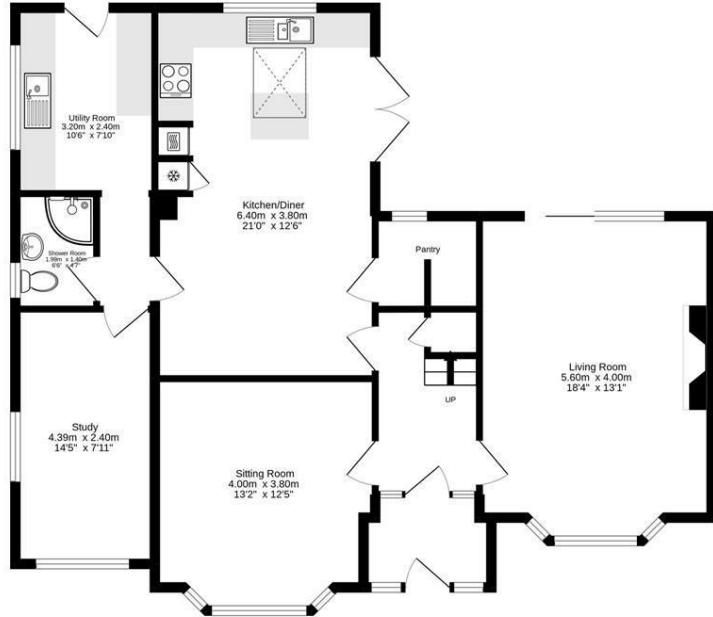
Either side of the house broad areas of grass flanked by hedges and trees come round to a wide lawn that is cut in half by a hedge through which there are several openings to access the larger part of the lawn. On the further part, to the left a beech hedge hides the entrance off the lane to a footpath complete with stile. From here, the path historically runs diagonally across the garden, to a stone stile, thereafter travelling left again back to the left hand boundary. A fence and various shrubs/ trees separate the garden from the paddock behind, which runs for several hundred metres up the gentle incline behind, tapering to a point where if you turn back on your heel, the view across the countryside is utterly beautiful.

Private water feed, Septic tank, Mains electric & Oil Central heating  
Cherwell District Council  
Freehold  
Council tax band E  
£2,611-75 p.a. 2022/23

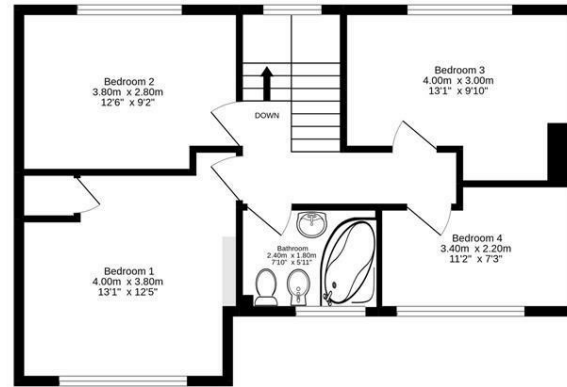




**Ground Floor**  
94.2 sq.m. (1014 sq.ft.) approx.



**1st Floor**  
53.7 sq.m. (578 sq.ft.) approx.



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**TOTAL FLOOR AREA : 148.0 sq.m. (1593 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

to discuss this property or to arrange a viewing please call, or drop us a line  
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