



Main Street, Wendlebury, OX25 2PR

Offers Over £840,000

A finer mix of character charm and modern facilities would be hard to find at any price, but in particular this property is close to every amenity while still tucked away in a small village

At just under 3,000 sq feet & set in delightful landscaped gardens, with a double garage & parking, this 18th Century grade 2 listed house is a tempting and rare proposition. Just a couple of miles from a mainline station to London, Bicester Village, & the M40 it is also conveniently located.

Wendlebury is a quiet and established village featuring a 13th century church and 17th century public house that is highly regarded for great food. While the village is tucked away it offers exceptional access to many places. Oxford with the University, and impressive schools, cafes, independent cinemas, and theatres is just 15 mins away, while Heathrow and Birmingham airports are 50 miles in each direction via the nearby M40. Stratford and the Shakespeare theatres are just 40 mins drive, and London centre is accessible by train non-stop in 47 mins from Bicester's two rail stations, and the world renowned retail outlet at Bicester Village in just up the road. The community is vibrant and diverse with a wide mix of residents including local families and commuters. The strength of this community is amply demonstrated by the variety of events and activities available - go to www.wendlebury.org.uk for more information.

Sitting in an imposing position proudly overlooking the quiet main street, College Farm House is one of the older properties in the village, originally part of a farm that owned much of the surrounding land. Our vendors purchased it with a view to simply creating a great family home, and this is a remit it has admirably exceeded for several decades having cosseted the family through from babies to independent adults today. Today it strikes a fine balance between great history with wonderful character features, and really good modern convenience with style. It is with some sadness that the vendors are leaving but they no longer need a house of this size. However, their loss is most certainly someone else's gain as houses this lovely come onto the market rarely.

The entrance leads into a broad hall that instantly raises a smile with lime washed stone walls and a herringbone parquet floor. Directly ahead the cloakroom is entered via a gorgeous ledge and brace door which, like the kitchen and room above date precisely from 1827, (see the date stamped on the roof beams). As with so much of this house, everything is just "right" - the fireplace with its simple but elegant brick surround housing a wood burner, the stone tiled floor, the timeless units and a peninsular surrounding a stainless steel range. It adds up to a kitchen that is perfect, with space for a large table, dresser, even easy chairs.

Crossing the hall again, a further reception, the former farmhouse dairy, is currently used as a home office, and also used also as a home cinema. It is well proportioned and large at over 20 feet long, with the original flagstone floor. Internet connection here and throughout the whole house is fast, averaging around 60Mb/sec download speeds. Next door we find the dining room via another even older door, with wooden lock, and hand-made hinges, indicating this part of the house to be early mid 18th century. The wide front garden door with its simple panelling, the window seat, the stone fireplace and the deep alcoves this and the adjoining sitting room have the original working wooden shutters, used each evening in the winter months. It's a splendid room, and the windows to two sides, including the half landing above the stairs, ensure it is light and positive. This links in to the last of the receptions, a rather elegant sitting room with simple shuttered windows to either side and a further fireplace - this time complete with bread oven to one side and seat the other. A lovely snug place to end the evening in front of the fire.

Upstairs, the house continues to impress. To the left of the stairs the first of the bedrooms is double aspect, bright and characterful with the a-frame timbers visible in the walls. Next door, a similar double is currently used as a mix of dressing and sewing room, but is equally a generous double room if desired. Further down the hall the main suite is found. A lovely double room with an iron fireplace and beautifully patinated timber floor links via two steps to a dressing room, and from there another door links to a bathroom. It's unusual to find such a suite in a house of this age, a rare treat! The last of the bedrooms is genuinely charming, offering lots of good space but also unusually retaining the complete bracing structure of the roof. Children (and the more nimble adults) will love this room as it is large and so characterful, perhaps an ideal playroom if the adults can be persuaded to give it up! This room also is en-suite, with modern fittings that include a shower. Completing the first floor, the family bathroom is also fitted with a shower.

Outside, the plot is generous. To the left side parking is provided both off street for 4 cars plus a double garage that includes electricity. A gate to the left leads through the stone wall into the gardens behind. Carefully designed to provide different areas for different feelings and purposes, it's a wonderful and peaceful place. The flagstone terrace is ideal for barbecues and entertaining. Different areas can be separated by gates, to contain small children or dogs, and the kitchen has windows on all sides to keep a look out. There is a timber pergola, a vegetable plot, and various raised beds for planting, and also a lawn surrounded by a wide array of mature trees. The flow is particularly well designed so that there is always something interesting to see, a different feeling to enjoy. And besides anything, the whole garden feels exceptionally private, a little oasis tucked away and very special.

Mains water, drainage, oil c.h.
Cherwell District Council
Council Tax Band E
£2,328 P.A. 2020/21

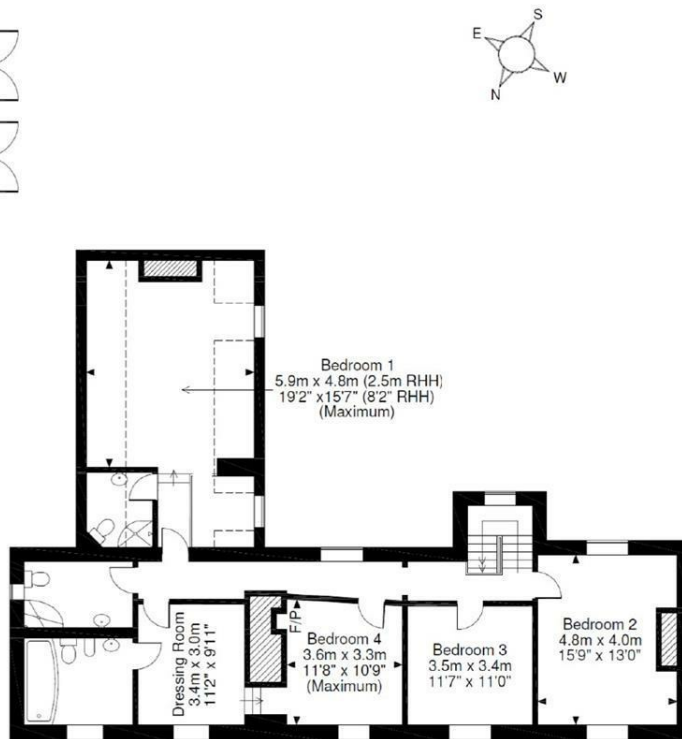
- Beautiful, historic farmhouse
- High-spec kitchen/diner
- Lovely landscaped gardens
- Masses of character
- Main bed suite & dressing area
- Double garage & ample parking
- 3 generous receptions
- 3 further bedrooms



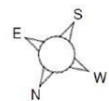




Ground Floor



First Floor



College Farm House, Wendlebury, Bicester
 Approximate Gross Internal Area
 Main House = 2770 Sq Ft/257 Sq M
 Garage = 243 Sq Ft/23 Sq M
 Total = 3013 Sq Ft/280 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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