



**All the niceties of a period property, with all the convenience of modern fittings, sat near the end of a village lane.**

A beautifully renovated Victorian school house of over 2,100 sq feet, offered in fine order throughout with three/ four bedrooms, gorgeous landscaped gardens plus both a detached double garage and driveway parking.

Wendlebury is an established village featuring a 13th century church and 17th century public house. While the village is tucked away it offers exceptional access to many places via both road and rail, especially Bicester and Oxford. 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](http://www.wendlebury.org.uk) for more information. The property is a few yards away from a village hall with fenced off childrens' play area, and The Lion pub nearby has undergone a comprehensive upgrade and renovation, resulting in a fine gastro pub attracting clientele from far and wide.

The Old School is a unique find, hidden away on a small lane close to the centre of the village. Built in around 1850 it started life as the village school for local children. There are photos online of the children sat at their desks! As the school system changed the building was eventually sold in the 1960's at which time it was converted into a house. Today it still retains some charming oddities such as the original boy's lavatory which is the red brick outbuilding now used as a store room in the garden. However, in recent years it has been fully updated and modernised to give it the ease of use we all crave today, even down to touches such as Cat 5 points for internet/ tv in all bedrooms and the living room. Combine that with a great garage (home workers or car nuts will find it irresistible) and a beautiful garden, and it's a tempting prospect.

Entering the front door a wide hall opens out with the stairs rising ahead, this is a lovely light space and well presented, setting the tone of the whole house as high quality. Off to the left the utility room provides great extra storage and here there is also a sink. Beyond it the cloak room is also modern and immaculate. Behind the hall the first of two bathrooms is ultra-modern, fully tiled, and fitted with a pristine white suite that includes a thermostatic shower above the bath - with a glass screen. On the left of the hall the dining room is large, bright and beautifully finished. It's ample for a table with easily eight chairs or more; but with the house containing such a large open-plan living and kitchen space, this could instead work as a lovely, large main bedroom overlooking the garden.

Opposite, to the right of the hall, the space opens up into an enormous, bright, open-plan modern living space. Kitchen units running round three sides, with windows everywhere, provide all the work and storage space you could ever need, with a view down the sleepy lane that is really pleasant. The kitchen space is such that it easily accommodates a table with four chairs or more, with great space around it. The rear wall is open into the living room beyond, with the lovely patinated wood floor continuing right through. The central focus is a fireplace complete with wood burner, and it's interesting to note there is valuable and handy storage in the old walk-in school store cupboard to the right. To the rear double glazed doors open into the conservatory, a delightful room, used all year round by our vendor and designed to give a full view of the garden. Doors to the side lead onto the terrace and the lawn beyond.

Upstairs there are three bedrooms, all of which are doubles. The vaulted ceilings and exposed timbers exude character, with each room having its own intrinsic personality, and all are bright and airy. In the largest room, windows to both sides provide pretty views over both the lane and the garden, and to the side a modern shower room is stylish and fitted in a similar style to the bathroom. Serving the three, there is also another wc between the two smaller bedrooms.

Outside, the house is sat in an extensive plot. To the rear the gardens are delightful with a wide range of flowering plants and sculpted borders. A low wall runs down the centre of the garden to about two thirds of the way back with a path running alongside it. To the left and rear are lawned areas and these are flanked by various trees, ensuring the space is very private. In addition the old lavatory is now a shed but it could act as an outside office. To the left the garage is has a door and side window to the garden, inside is a generous space for two vehicles and there is power connected. In front a paved hard standing gives space for three cars off street if desired.

Mains water, electric, drainage  
Cherwell District Council  
Council tax band D  
£1,758-65 p.a. 2018/19

- Charm and character abundant
- Utility and cloak room
- Wonderful, lengthy gardens
- Bright, open-plan living/kitchen
- Three bedrooms upstairs
- Garage, space for mezzanine
- Generous conservatory
- Fourth bedroom/ dining room







Approx. Gross Internal Area: 106.6 m<sup>2</sup> - 2116 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by 36 Property Services. www.36ps.co.uk

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>		
(55-68) <b>D</b>	60	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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 [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

01869 343600

[www.cridlands.co.uk](http://www.cridlands.co.uk)