





86 South Street, Caulcott, OX25 4NE

Guide Price £525,000

**Caulcott is unspoilt and tucked away, and very little comes up for sale. This cottage is one of the few that combines affordability, character and practicality in one house...**

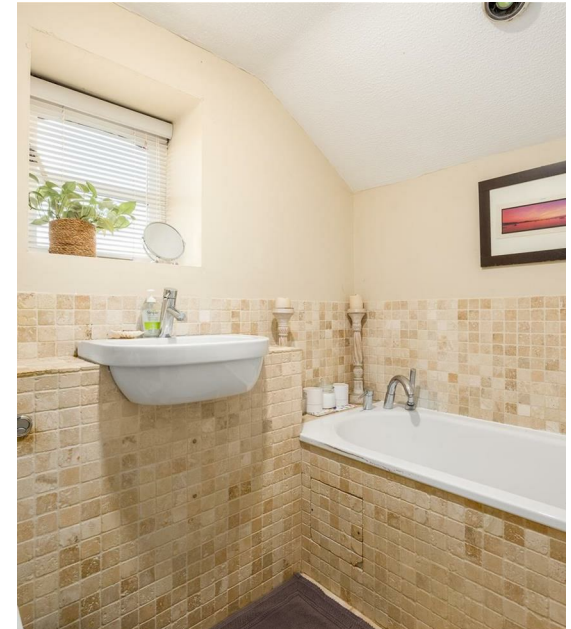
An attractive period cottage with four bedrooms, Stylish kitchen plus open-plan dining room, and lapsed planning to extend (19/01698/F). Caulcott is one of the area's most unspoilt hamlets just a few miles from Bicester/ London rail/ M40. Gorgeous local walks and open countryside, and a fab local pub!

Naturally as we are based in Caulcott, we are biased! But it's hard to argue with our reasons for enjoying the village. Surrounded by farmland, it's one of the last unspoilt villages off the beaten track, which is a surprise as it is so well located with two London-bound stations and two M40 junctions within a ten minute drive. The local pub is also a delight, small and charming, serving great food and drink to an exceptional standard (voted CAMRA pub of the year several times and nominated for the Parliamentary Chef of the Year award) - check out <http://www.horseandgroomcaulcott.co.uk>. Field and Roman Road (Aves Ditch) walks and scenery are wonderful, the community lovely and relaxed, and there are few if any downsides as any amenities not within the village can be found within just a few miles drive.

86 South Street dates to the 19th century, one of a terrace of three traditional stone cottages. It subsequently grew with the addition of an extension that has made all the difference to the accommodation. Our clients have continued to improve it, opening up the kitchen as well as improving bathrooms. Today it's a really very roomy cottage with good natural light and an excellent flow, making it easy to use while still retaining the beams and fireplace so beloved of those of us who relish character houses.

The main door is to the left of the house, just beyond the parking. This opens into a light, open and characterful kitchen and dining space which is instantly inviting. To the left the units stretch round two sides, modern and stylish and also equipped with integrated electrical goods including a stainless oven and a fridge/ freezer. With bifold doors onto the terrace this room encourages summer dining outside in the garden, and the light from here is great, while the sink is placed to give you a lovely outlook over the garden. Turn round and the kitchen stretches away impressively as it becomes the dining room. Again, it's light with sources of light on three sides, and being in the older part of the house it features attractive beams overhead. The space is surprisingly good, ample for a large table and chairs with room to spare.

- Much charm incl beams
- Stylish refitted kitchen
- Pretty rear garden
- Four bedrooms
- Open-plan to dining room
- Off road parking
- Double aspect sitting room
- Bathroom, shower & cloak
- Gorgeous hamlet location



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This layout maximises the light spread throughout the downstairs as well as giving it a really good flow. Glazed double doors that our clients hardly ever shut open into the living room next door. It's a generous size but also feels intimate and cozy, with the wood burner a lovely and practical feature. The windows to the front overlook the sleepy lane outside and hedge/field opposite, whereas to the rear large glazed doors open onto the same terrace as the kitchen, beyond which the view of the garden is very appealing. And back to the end of the kitchen, at the foot of the stairs there is also both a cloak room and a useful utility cupboard

Upstairs, there are four bedrooms. The principle bedroom is light and welcoming, with ample space for a good suite of furniture. To the rear the outlook across the garden and through the trees to the fields beyond is very pleasant. Bedrooms two and three are both attractive and well proportioned, with the roof eaves gently sloping at the very edge adding further character. The smallest of the four is more than able to accommodate a double bed alongside a chest, as it is set up today, or ideal as a study. Serving all four is a modern, well appointed bathroom with a stylish suite and travertine tiling. In addition there is also a shower room adjacent to the main bedroom.

Outside to the front the house is separated from the lane by a small strip of grass with various flowering and climbing plants. The parking to the left is wide and can accommodate one large vehicle, however if desired it should be possible to extend this rearwards if further space were required. Here the side access is paved and provides ideal bin/ bike etc storage, and beyond it the paving runs to the right, round the house and to the terrace between the kitchen and sitting room. The garden is pretty, mature and relaxed with various trees and a planted border running round three sides of a lawn, in addition to which a good sized shed provides excellent storage. At the rear the garden is enclosed by a stone wall, and beyond this are trees and fields. For those wanting more space to stretch their legs, there are fields less than a few hundred metres away to the North, and the Roman Road of Aves ditch is a gorgeous tree-lined avenue running through the fields towards Kirtlington just to the South.

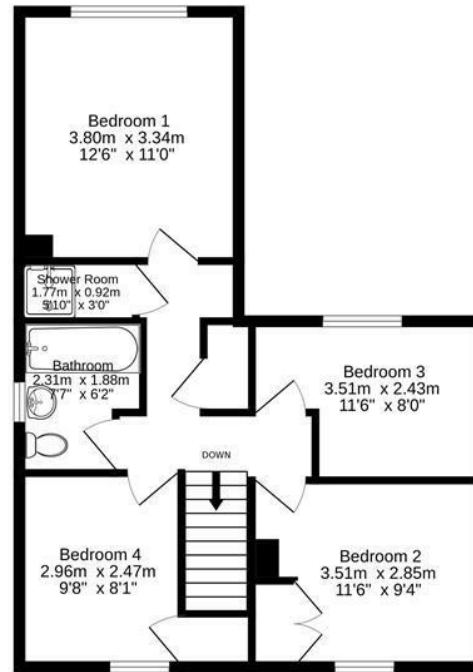
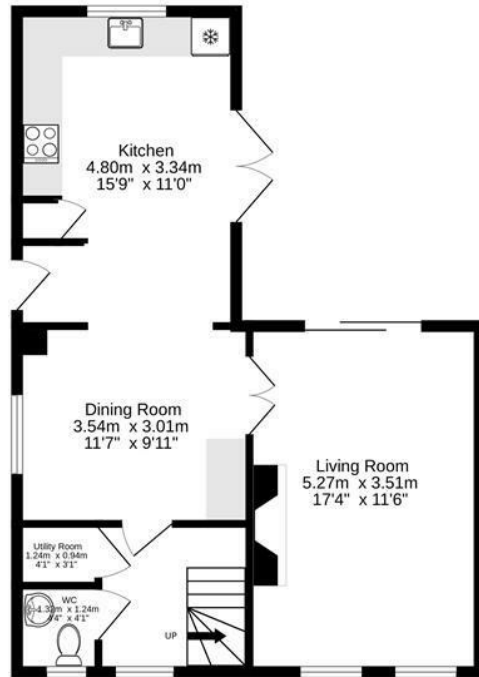
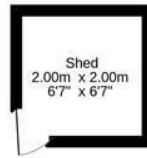
Mains water, drainage, oil c.h.  
Cherwell District Council  
Council tax band E  
C.£2,658 p.a. 202023/24  
Freehold





Ground Floor  
56.0 sq.m. (603 sq.ft.) approx.

1st Floor  
52.6 sq.m. (566 sq.ft.) approx.



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TOTAL FLOOR AREA : 108.6 sq.m. (1169 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
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](mailto:interested@cridlands.co.uk)

**01869 343600**

<https://www.cridlands.co.uk>

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