





Mellow Stones Alchester Road, Chesterton, OX26 1UW

Offers Over £775,000

In excellent condition, and renovated with such style - it has the feeling of a holiday home you never want to leave. Stunning.

Over 2,000 sq feet of immaculate, bright & flexible accommodation in a beautiful plot approaching 1/4 acre. Impressive throughout with 4 bedrooms (2 with en-suites, 1 with a walk-in wardrobe), 20 ft square living room, 27 ft kitchen with sun room & utility, pristine gardens & gated driveway.

Chesterton is a popular village offering the best of all worlds. Dating back to Roman times (Akeman Street runs through it) the village is quiet and off the beaten track, steeped in history with a predominance of stone cottages, while providing easy access to many amenities including local pubs and restaurants, Bicester village, M40 and A34, plus a mainline London station (to Marylebone in c. 42 mins) just 2 miles distant.

Mellow Stones takes its name from the honey hue of its brickwork. It's a unique and individual house built on a wide plot. The square footage is impressive with large rooms and masses of good natural light flooding through large windows. It's also very secluded, sat well back from the lane behind walls and hedges, so it feels delightfully private. But what really impresses us most is the thought that has gone into its ongoing upgrading and improvement. What was started by the previous owners has been evolved by our clients, resulting in a house that is neutral but with a good dash of style that shows real care and thought. This work included a garage conversion that has transformed the usability, adding to the already great flexibility of the layout. Hence today the centre of the house contains a large kitchen, utility, living room and dining room that all flow easily with one another; while the bedrooms are discreetly tucked away. It feels a little like the holiday villa you find yourself re-booking the day after you get home, such is the attraction...

The modern composite front door opens into an elegant hallway that heads away from you then turns left to access all rooms. Dealing with the living spaces first, the main living room to your right is wonderful. Large, light, and well proportioned (approx 20 ft square!) it's instantly appealing. There is more than enough space for the very largest of suites in here, with ample room to spare for all manner of chests, dressers, etc without making it feel constrained, and pleasingly there is a fireplace complete with multifuel stove as the main focal point. Large windows all across the front flood the room with light on even the dullest of days, making the already generous proportions feel even greater.

This room links neatly into the kitchen. Another large and light room, it has been made even more attractive by the addition of a glazed extension to the rear of the breakfast area that is so spacious it houses a table and, say, eight chairs with ample room remaining for easy chairs, coffee table etc overlooking a discreet terrace behind. A generous range of kitchen units run round three sides to the left end, providing high quality storage with corian work surfaces and a double butler sink. And on the right the utility room is fitted to a similarly high quality standard, with plumbing for washing machine, drier etc. Pristine white units are topped off with a modern sink. The door to the side exits to a path that connects the front of the plot to the rear, flanked by a pretty lawn.

Head back across the kitchen and the door to the left leads into a very pleasant dining room. The dimensions allow for a large table and chairs, and as can be seen here it's well proportioned - almost square. The outlook to the rear mirrors that of the kitchen, a secluded terrace neatly framed by a manicured hedge. Double doors lead back into the hallway, glazed to assist with a natural light. At the end of the hall, a large and bright room is currently used as a third reception but is equally effective as a double bedroom. One wall is fitted with a mix of shelves, cupboards and TV/audio equipment, space, the perfect snug away from the day to day living spaces.

- Clever design and great flow
- Two en-suites plus bathroom
- Kitchen & utility
- Very high quality throughout
- Three further bedrooms
- Dining room
- Main suite with dressing room
- Over 20 ft square living room
- Secluded plot with lovely garden



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Next door, the principal bedroom is a delight. Roomy with a large window to the rear, it also features a glazed door accessing the lengthy terrace behind the house - the perfect private spot for dressing gown breakfasts!! The room was originally so large that it has been remodelled to provide both a fantastic walk-in wardrobe and an en-suite shower room. The wardrobe is impressive, with multiple rails either side in addition to which there are high-level shelves for further storage. Next to it, the ensuite is pristine, modern and very appealing, with stylish fittings that include a rather fine timber vanity unit as well as tiling throughout that's very smart.

Another en-suite bedroom sits just adjacent to the kitchen and sitting room. Here, the entrance is flanked by a long row of mirror fronted wardrobes to the left side, providing all the storage you could need. The bedroom can house the largest of doubles with ease, and it's particularly pleasing that there is masses of room at the end of the bed for a couple of chairs and a chest if desired. As with the other main bedroom, here there is a very impressive ensuite. The style is similar, but with a few extra dashes of individuality, a prime example being the shower that is so generously proportioned it occupies the whole of one end of the room.

The last of the bedrooms may be the smallest, but it is still a pleasant double by most standards. And as elsewhere the proportions make it easy to use. Here the view is over the deep front garden. Serving all rooms, the main bathroom is as elegant and alluring as the en-suites, but in this case there's a roll top bath instead of a shower.

Outside, the plot is quite significant, at nearly 1/4 of an acre. The house sits towards the rear, surrounded by mature hedges and shrubs that keep it discreetly hidden from any passer-by. To the rear, a perfectly manicured hedge runs seamlessly the width of the boundary and round to either side, with a low stone wall inside that also houses a long run of planted borders, filled with all manner of pretty flowers, herbs and shrubs. A terrace runs most of the width behind the house, offering a really lovely, private spot to enjoy dining or relaxing. On the right an area of lawn is pleasantly positioned to enjoy the sun throughout much of the day, and there's a fence plus access gate here to close it off from the frontage. On the left hand end, several sheds provide plenty of storage, set on a hardstanding behind elegant ornamental railing fencing.

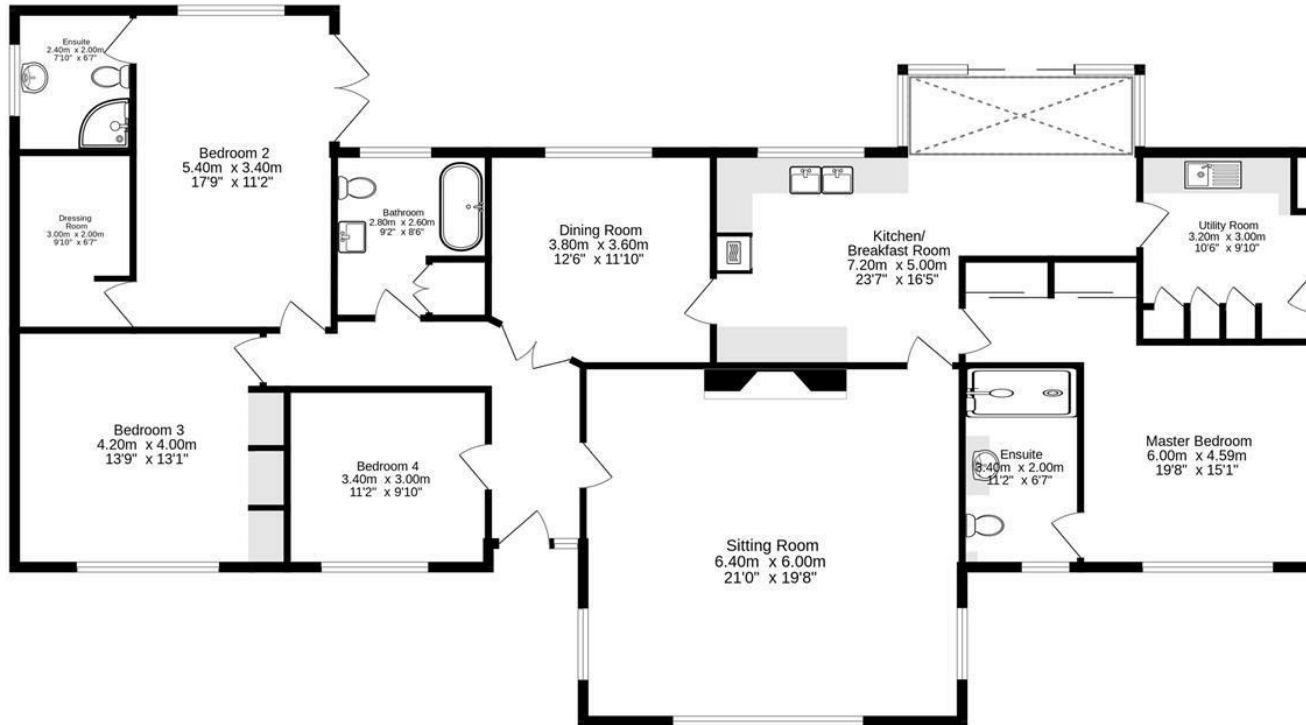
At the front, successive owners have planted and cultivated a beautiful diversity of trees and shrubs (even a palm!) behind a stone wall to ensure the house is completely private from the lane outside. Consequently, the left side is a mix of broad lawn flanked by further planted borders, and between lawn and house the terrace is large, immaculate, and south-facing. To the right, the parking is generous, ample for four or five cars on a tarmac driveway behind a pair of lovely, power-coated steel gates. Which also benefits from an EV vehicle charging point. Cleverly, as the village has no mains gas supply, an LPG gas tank has been discreetly buried in the front garden, allowing bulk gas delivery at a much lower cost than the bottled variety. The whole ambience is of a thoughtful design and execution which results in a wonderfully peaceful and positive space that is flexible and relaxing, both inside and out.

Mains water, electricity, LPG CH
Cherwell District Council
Council tax band F
£3,077 p.a. 2022/23
Freehold





Ground Floor 187.2 sq.m. (2015 sq.ft.) approx.



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TOTAL FLOOR AREA : 187.2 sq.m. (2015 sq.ft.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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