





1 Walnut Rise, Somerton, OX25 6LZ

Guide Price £650,000

**It's not just the overall upgrading and extension that makes this house so lovely, it's the attention to detail and care that really stands out above the rest.**

A gorgeous four bedroom stone house recently extended and renovated, sitting in an elevated position overlooking the valley. 27ft kitchen, large living room with fireplace, c.18ft main bedroom with en-suite, vaulted family room, double garage and parking. Delightful.

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.

This is the second time we have dealt with this house, but it might as well be a completely different house as the current owners have made such a brilliant job of upgrading and extending it. Larger changes such as remodelling the downstairs layout, including replacing the conservatory with a bright family room have made a huge difference. But it really is the smaller details that give it that feeling of completeness and high quality. From their choice of bathroom fittings to radiators, even the stair carpet and door handles, everything here is a joy to use. There's even a car charger next to the driveway. Take a look at our virtual tour as this will give you a far better understanding than anything we can write here.

The stone front porch is bright and welcoming, with ample room for coats, boots etc. A bespoke timber door opens into a wide hall with masses of space for everything from a side table or dresser through to a child's buggy. The floor and stairs are both high quality oak, and the hall is light due to a glazed door to the glazed door at the end plus a window over the landing above. Storage is generously provided with two cupboards under the stairs, and there is also a modern cloak room opposite that's beautifully fitted. And the first of a number of exquisite Victorian style column radiators gives you a taste of the detail that's been applied throughout.

- Delightful condition
- 3 further double bedrooms
- Utility room and cloak
- Recently extended
- Bathroom and en-suite
- Double garage & parking
- Generous main bedroom
- 27 ft kitchen/day room
- Lovely wraparound garden



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Generously proportioned and double aspect, the living room is gorgeous, with the same signature oak floor found in the hallway, and there is also an open fireplace in a lpetty stone surround. As with the main bedroom above it, this room features windows to either end hence the light and feeling of space are both excellent. At the end of the hallway, where there was once a conservatory is now a rather splendid family room/snug/office. Glazed doors on the left provide access over the terrace to the garage and close as well as the gardens. Overhead the ceiling is vaulted, complete with roof light windows that include electric blinds. This plus the rest of the windows ensure it's an incredibly light and positive space.

The heart of the house is the kitchen. This has been transformed in recent years by combining it with the dining room to create a vast day space that caters for every possible family need. Real wood units range round two sides, with additional cupboards in the corner of the dining space, and the work tops are expensive Blue Pearl marble, with a range cooker that includes an induction hob, and a modern sink is inset. Within the comprehensive range of units there is also a fridge and a carousel. The kitchen space gives way to a large dining area that is ample to seat 8 or 10 people with ease. And the utility room off to the side is a large space with a further wide range of cupboards plus a door to the gardens. Completing the kitchen, the seating area at the end has been created for slumping down on a sofa with the TV or hifi (note the speakers built into the ceiling overhead!) in front of the glazed doors that open onto the garden. This layout allows everyone to spend time together but still enjoying different things - a clever design that's perfect for family life.

Upstairs continues the quality theme. Four bedrooms are ranged round a large, bright landing, with a deep airing cupboard, over which is a loft with modern insulation and a good pitch. All four bedrooms are light, well decorated and a good size. But the largest is especially splendid. Windows to either end offer views over your own garden/ the small close at the rear and the glorious views over the village, Church and valley beyond to the front. Two sets of double wardrobes sit alongside a space that's ideal as a dressing area. Adjacent to this the en-suite is a modern, light room with a high quality suite which includes a curved glass screen and thermostatic power shower. It's simple, elegant, with a design that's really stylish. Bedrooms two and three are also good double rooms, the former with another wardrobe, and both have lovely relaxing views. Bedroom four is the most compact, but the dimensions and proportions still make it a viable double room. Serving all four the bathroom is as well specified as the en-suite, with broad tiling round all the splashback areas right up to the ceiling. The vanity unit provides great storage for all the usual cleaning and other products you don't really want on display. And as with the en-suite, the design and execution is both simple and stylish.

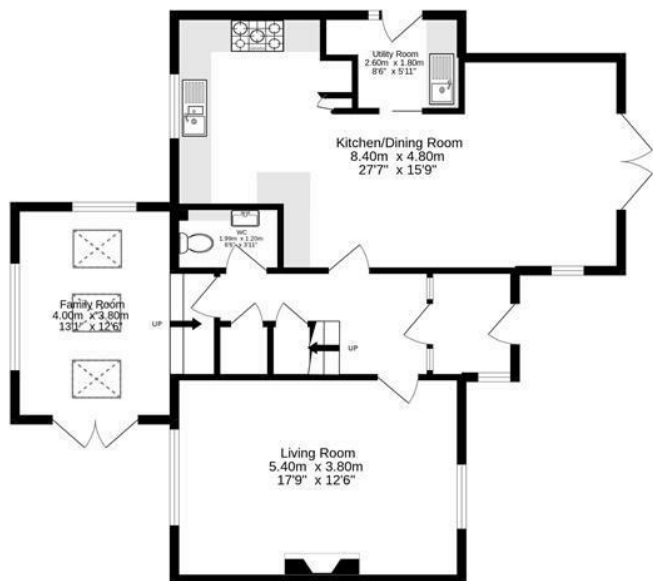
Outside, the space is well planned. From the front gate, set between stone walls, a path leads to the porch, with various pretty plants including climbers stocking borders next to the house. On the left an area of lawn gives way to a terrace that circles the house, initially connecting the garage side door and the glazed doors that lead into the family room, and offering a delightful seating space in an elevated spot looking out across the village, a perfect place to enjoy the sun. Behind the house various trees as well as some pretty shrub borders provide a soft edge to the plot, and the terrace becomes broader behind the house to offer another great seating space for dining and relaxing. Lawn covers the majority of the rear garden, with mainly stone walling to the edges and further borders. Parking is provided off-street just in front of the double garage, with an electric car charger point fitted to the garden wall. The garages offer excellent space for their intended purpose but also could provide significant storage space above (as the roof is pitched) or potentially they could be converted subject to consents to a play room/ garden office etc.

Mains water, electric, oil c.h.  
Cherwell District Council  
Council tax band F  
£3,086 p.a. 2022/23

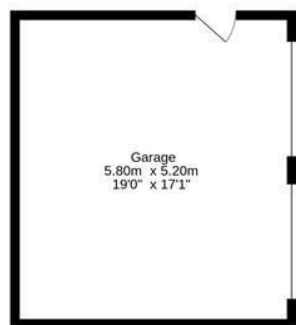
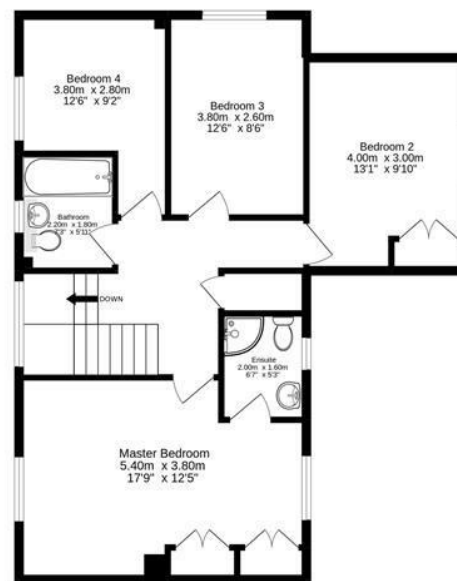




**Ground Floor**  
112.7 sq.m. (1214 sq.ft.) approx.



**1st Floor**  
69.0 sq.m. (742 sq.ft.) approx.



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**TOTAL FLOOR AREA : 181.7 sq.m. (1956 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>                          |         | <b>88</b>                                                                             |  |
| (81-91) <b>B</b>                            |         |                                                                                       |  |
| (69-80) <b>C</b>                            |         | <b>61</b>                                                                             |  |
| (55-68) <b>D</b>                            |         |                                                                                       |  |
| (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                     |         |  |  |

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