ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

The Rookery, Chesterton, nr Bicester, OX26 1UF

Guide Price £1,675,000

One of the finest private gardens we've seen, and a house that mixes Edwardian charm with a layout and fittings ideally suited to modern lifestyle.

Formerly part of a larger country estate, a charming Edwardian house discreetly set in around three quarters of an acre including a beautiful Victorian walled garden. Four beds, vast open-plan kitchen/family room, three further receptions & a two-storey annex. Swift road/rail links nearby. NO CHAIN.

The rookery is a fine example of all that is best about period village houses, in a location that's relaxed and rural while also absurdly convenient for London. Classically proud architecture with large windows and elegant proportions offer substantial accommodation that's bright and positive, set in a delightful plot which includes a rather charming walled garden, tucked away from view off a long gravel drive. Our vendors have carried out a comprehensive campaign of modernisation and reimagining hence today the house mixes contemporary and character in a way few can match.

The long driveway serves just four properties. Turning left to our client's property, a broad gravel parking area is fronted with a mix of trees, shrubs and bushes, edged by smart stone walls, with ample parking for quite a number of vehicles. On your right is the two-storey annex/garage, and beyond that ahead of you, the main house.

Once inside the substantial timber door, the visual impact is impressive. The opening up of the downstairs has produced a vast open-plan space from broad hallway to the kitchen/day room beyond. The view right through the house culminates in the delightful garden beyond. A modern staircase leads upward with glass boxing to either side, enabling the vast natural light from above to permeate throughout. First impressions...

Look right, and where usually a toilet is a mundane and utilitarian item, here the warmth of the tiled floor and the vivacity of the wall colour neatly contrast with the white of the suite. Next door, the laundry/boot room is surprisingly large. It's also unusually stylish for such an item, with pastel-painted units, a Belfast sink and granite worktops.

Opposite, the first of several receptions follows the vivacious theme with strong and contrasting colours that usefully give the already large and well-proportioned room a feeling of extra character.

Back to the hall, head past the stairs, across smart herringbone flooring. In combining three rooms, all retain their identities but now interact with consummate ability. To the left the natural seating area is large and bright. Beyond it, the largest of dining tables will find room to spare, with that delightful view of the garden ever present.

And to the right the kitchen is very clever. A vast island contains all manner of cupboards, drawers, and a breakfast bar. The hob and sink are inset, leaving acres of prep space. Behind it, a breakfast table sits perfectly in front of doors to the terrace hence family feeding, homework monitoring and general "keeping an eye" was never easier than here... In addition, the adjacent utility offers masses of extra storage, with a slot for a US-sized fridge, plus there's a range cooker and another sink.

In addition, two more large and useful rooms sit opposite the kitchen. Connected via wide folding doors, both feature delightful light and views. What is current used as a study offers a bank of shelving across one wall. Its sibling has two sets of doors to the gardens, with those to the rear exquisitely curved within a semi-circular bay window, opening out onto the terrace and garden beyond.

Heading upstairs, the clever mix of older new continues. Above the stairwell, a large glass panel is responsible for all that natural light flooding down the stairs. Light herringbone flooring assists in spreading that light across the landing. Up here there are four bedrooms, all beautifully proportioned. Head round to the left and the first, while the smallest, is still a fine double room with great light, looking out over the frontage and driveway. It is served by a notably generous bathroom that, while not en-suite may as well be as it's immediately next door.

A neighbouring bedroom is larger and this time fitted with an array of wardrobe storage and shelves. Opposite, another fine double is this time equipped with windows on two sides, and that includes a pair of French windows onto a wonderful balcony bedecked with wisteria. These bedrooms are served by a very contemporary bathroom set between them, with an open sided walk-in shower and a rather chic oval bath.

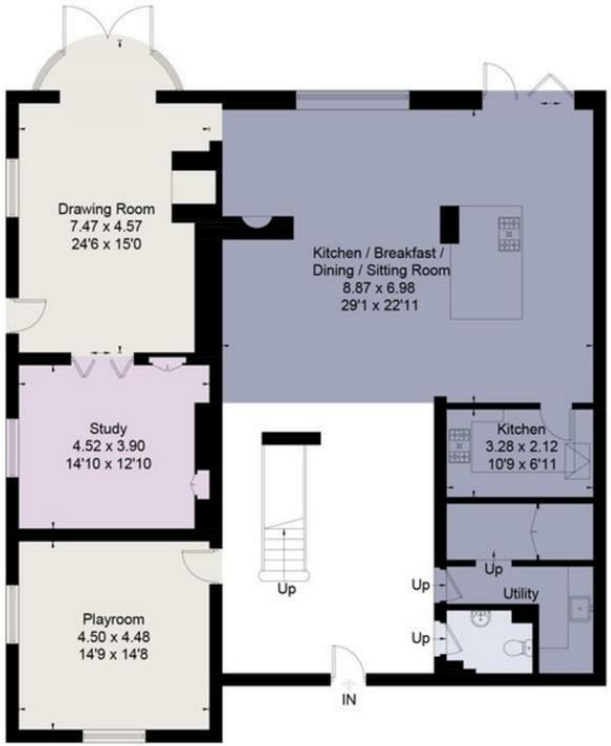
As is befitting in such property, the principal bedroom suite occupies a significant proportion of the first floor. The door opens into a bedroom of great style, with glazing across most of one wall, complete with a door onto a large flat roof terrace from which you can enjoy a fine view of the walled garden. From the bedroom you walk through a connecting space filled with masses of storage, expertly lit by another glazed panel overhead. From here you reach the ensuite. The word sumptuous doesn't really cover it. A pair of sinks sit atop a wide, tiled vanity with open shelving for towels and toiletries. Opposite, a further set of shelves is the frontispiece to the separating wall shielding the walk-in shower. And at the rear, a roll top bath sits dead centre in front of a vast square window with one way privacy glass!

PARIS
THE LAW OF SUCCESS
CONFLICT

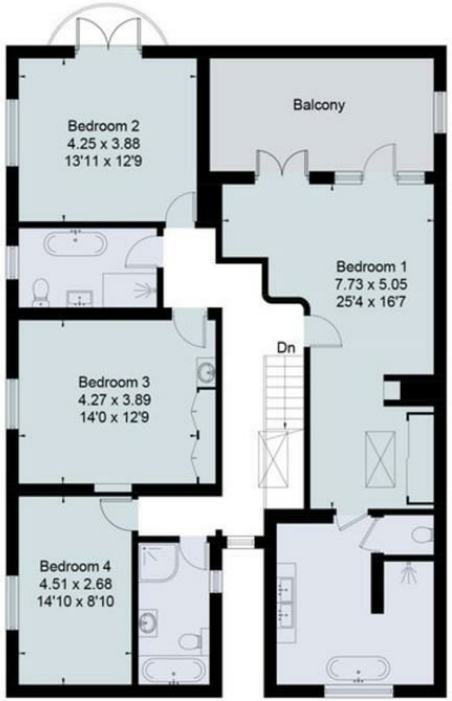
That's the main house. In addition, the garage has more lately become an exceptionally useful annex. The front garage doors are retained in case anyone wishes to reverse the conversion. But as it stands, there is a kitchenette at the bottom of the stairs, with a very spacious living room, above which a bright and airy bedroom is served by a high-quality modern shower room.

We have already mentioned the frontage. Heading left past the house, a path flanked by various neat and well-stocked borders leads through a gate set into a low brick wall, safely enclosing the main garden. A genuine “walled garden", smart red brick walls run along the left and rear boundaries, with a long run of hedges and mature trees to the right. The broad terrace running along the rear of the house offers plenty of space for dining and entertaining. A myriad of flowers and shrubs are neatly arranged in borders running along every boundary, with a beautifully maintained lawn occupying the majority of the space.

Shallow steps lead down to a path heading left to a pedestrian gate, flanked by more planted beds, with a shed discreetly hidden to the right. The lawn now becomes less formal, with a lovely diversity of trees dotted here and there providing various shaded areas to sit among them. And a rather fine tree house nestles between trees and hedges, a real hideaway from prying parents… At the bottom of the garden, planters, a shed, composters and the like keep the “business end" separate. There are few finer places to relax and enjoy leisure with family and friends.



Ground Floor



First Floor

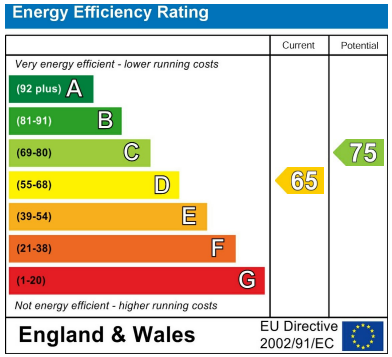
Annexe Ground Floor

Annexe Ground Floor

(Not Shown In Actual Location / Orientation)

Approximate Floor Area = 321.5 sq m / 3461 sq ft
Annexe = 51.2 sq m / 551 sq ft
Total = 372.7 sq m / 4011 sq ft

Material Information QR code:



Mains water, drainage, oil c.h.
Cherwell District Council
Council tax band G
£4,149.27 p.a. 2026/7
Freehold

- Fine Edwardian house
- Vast open-plan heart
- Two baths, & ensuite
- Modern reimagining
- Three separate receptions
- Double storey annex
- Sublime walled gardens
- Utility, boot & cloak
- Circa 0.7 acres

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