



Widened Portico



12 Greenway, Caulcott, OX25 4NF

Guide Price £375,000

One of the very few locations with no traffic and no noise save for cattle in the fields opposite. A delightful spot by any measure.

Reputedly dating to the Elizabethan era, a charming three bed cottage set on an idyllic lane with uninterrupted views over open farmland. The house is in need of modernisation, but retains beams and a lovely open fireplace. NO CHAIN. See virtual tour...

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, and nominated for the Parliamentary Chef of the Year award) - check out <http://www.horseandgroomcaulcott.co.uk>. The local 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.

Rector's Cottage has the distinction of harking back to a part of history when most villages were barely even a settlement. The scribed date etched deep into the inside of the fireplace says 1599 and we can well believe it as the house is typical of what would have been a thatched (as it was until after World War One) cottage serving a worker tending to the village farm. Few of such exist mainly as, being thatched and heated by open fires, the majority burnt down! This one remains surprisingly intact complete with fireplaces at both of the original ends and some substantial timbers that are now iron hard. And it even has a well, complete with recently-rebuilt hand pump! It's the sort of house we love best - historic, pretty in a simple and honest way, and set in the most idyllic location. Having being owned by the same delightful local family for over half a century it does need updating throughout. But the journey will be worth it as the end result will be a beautiful and peaceful existence.

The deep stone-walled porch is open-fronted, covering an entrance that leads into a really good sized kitchen. The first impression is very positive, with surprisingly high ceilings for a cottage. The beams that pervade throughout the downstairs include thick central timbers with joists running laterally, just what you would hope for. In addition the dimensions of the room are impressive, perfect to house a good range of units to one end with a breakfast table at the other. And, unusually, the deep inglenook fireplace to the right still exists! Equipped with a wood burning stone, this must be the coziest kitchen anywhere in the winter. Off to the right, the first of two receptions is well proportioned, and with windows to both front and side it enjoys great natural light. There is also a door here to the front garden. At the other end of the kitchen, the second reception really oozes history. Leaded glass panels either side of the fireplace hide cupboard spaces. The fireplace itself is a lovely, deep inglenook with a high-mounted oak lintel, and as the chimney above remains we suspect it could be used - please ask if you would like us to investigate. And to the front, two windows with window seats make for the perfect spots to sit and soak up the pure joy of the field views beyond. A panelled wall to the side flanks the entrance to the stairs, which rise from front to rear.

Once at the top, as is so typical of a cottage of this design, a corridor runs the full width. Every window also sits at the perfect height that it is almost impossible not to enjoy the view from any room. To the right hand end a double bedroom mirrors the size of the living room below, complete with windows to front and side. Next door, the bathroom is dated but functional, and includes a panelled cupboard housing the hot water tank. The phrase "a loo with a view" was never more appropriate than here!! Moving down the corridor, the smallest bedroom is actually an ample space as it can house a double bed without issue, and we suspect will be used by most as a study or occasional room. And at the end of the corridor, the largest of the bedrooms is a lovely, characterful double with a tapering chimney breast at the end that is very much typical of a house of this age. The space and light is gorgeous, but it's practical too with deep alcoves perfect for storage as well as a deep cupboard above the stairs.

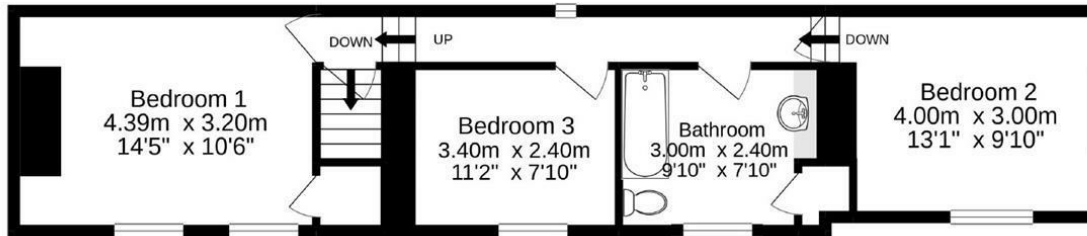
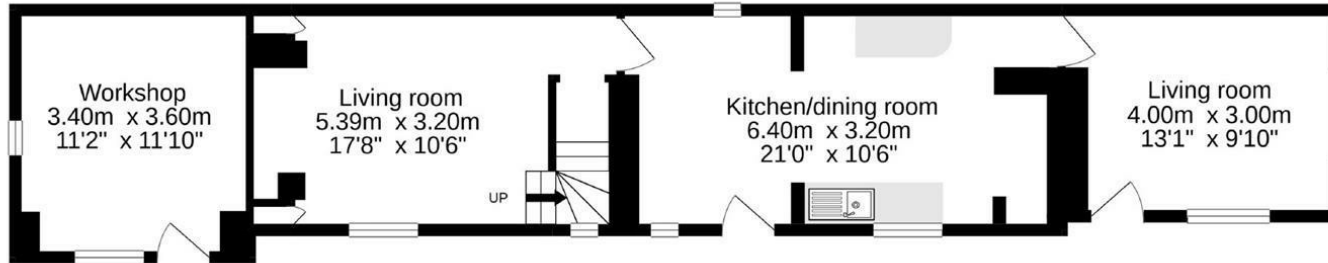
Outside, the plot is exceptionally wide. The front garden sits high above the roadway behind stone retaining walls, with a central path leading from the front door down a few steps to the sleepy lane outside. It is flanked by areas of lawn with borders around the wall of the house as well as to the front. On the right hand end there is further lawned space to the right side and there the oil tank is partly masked behind trellis. Walking left you come past a bench perfectly set to enjoy the view, continue past down the path and you reach the studio. Equipped with power, it was once a potter's workshop but could today provide a very useful home office space - or a great hobby room away from the main house. In front, the concrete driveway provides space for one car, and outside it there is ample room to park unrestricted on the lane. Carry on walking and the garden stretches some way down the side of the lane, lawned and flanked with a wonderful mix of hedge borders, various trees, and a range of shrubs. It's peaceful, quiet and secluded, a space equally perfect for relaxing or entertaining.

Mains water, drainage, electric c.h.
Cherwell District Council
Council tax band E
C.£2,413 p.a. 2020/21

- Lovely character
- Dual aspect dining room
- Driveway parking
- Three double bedrooms
- Kitchen with fireplace!
- Good sized garden
- Living room with open fireplace
- Attached workshop/home office







Produced by wideangles.co.uk

TOTAL FLOOR AREA : 105.1 sq.m. (1132 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
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

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