





Farmington House, Dovecote Lane,
Somerton, OX25 6NA

Guide Price £1,000,000

Offering great light and space in the most serene and quiet of locations, a lovely village house in excellent order

Sitting in generous and peaceful landscaped gardens with a gorgeous view of the valley and farmland beyond, a bright and roomy stone house with five bedrooms (two en-suite), four receptions, gated parking and a detached triple bay garage, offered in great condition throughout.

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 rail and road links to London M40, Oxford via the Kidlington A4260, and Banbury. The local historic village of Deddington offers various food shops, pubs, a library, health centre, primary school and a monthly French-style market. The village itself dates back to Saxon times, also 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!).

Farmington House was built in 2002 by Pye Homes, a respected and long-standing local builder, to provide a high quality mix of character and practicality in a lovely village location. Several subsequent owners have kept the house extremely well, with our vendors adding to that in every way, from decor to adding a new heating boiler. Even the garage is in first class condition, with power and light plus a pitched roof ideal for storage. But quite aside from everything else is the outstanding position! Beyond the garden and trees, the valley and open countryside unfold for many miles distant, a thoroughly charming view accompanied by very little noise from any source.



Turning in off the lane, the house is immediately visible, set well back behind a gravel driveway that's shared for a small part with just the right-hand neighbour, before becoming a dedicated entranceway to the house and garaging/parking. The pretty frontage with various shrubs and topiary either side of the footpath welcomes you through an open porch and oak front door. Inside, the hallway is instantly appealing with great space and natural light, a theme of this house throughout.

Stairs rise off to the left, on the right is a modern cloak room, and ahead of you double doors open into an unusually large kitchen. The generous range of cupboards, equipped with various white goods including a Smeg induction hob, double oven, fridge/freezer and dishwasher, are dwarfed by the overall space which is more than ample for a table and many chairs. It's the perfect day space for any busy family, but equally a great room for entertaining also.

To the right a door leads into the fully equipped utility room which has both space for washing machines etc and a door to the side passage. Opposite, the first door enters a good sized dining room which is immensely light with glazed double doors flanked by further windows. These lead into a large conservatory which is delightful, with a panoramic view of the garden, and this also has further double doors both to the terrace and the kitchen. The living room is also a great size, double aspect with yet more double doors to both the garden and also to the hallway, and the fireplace has been refitted with a modern gas fire.

Also downstairs is a fully fitted study with purpose-built desk and wall units, set in a position away from the rest of the accommodation in the hope you may get some work done - although with a lovely view out across the frontage and the lane, this is debatable!

Upstairs is equally attractive. All five bedrooms operate as double rooms and all are equipped with a generous set of integrated wardrobes. The main bedroom is a great space with a view to the rear over the garden and fields beyond that is ever-changing and always irresistible. The en-suite has been upgraded with a floor-level shower and drain enclosed by a floor-to-ceiling glass screen, plus a large wall-mounted vanity unit which features a resin top seamlessly including two basins.

At the other end of the landing the second en-suite bedrooms is similarly generous in both size and outlook, and the en-suite features a metre-wide shower pan and a modern white suite. The three further bedrooms are served by a pristine family bathroom, and there is a large airing cupboard with double doors on the landing. Much though we do not expect the next owner will need to convert the loft, it's surprisingly tall as well as large hence could offer extra bedrooms/play spaces or just massive storage.





Outside, the space is beautifully planned and landscaped. The triple bay garage to the left provides ample parking but could potentially provide home office space or possibly an annex, subject to consents. In front of the garage the driveway is block paved with space for several vehicles behind secure wooden gates, and there's another parking space just outside. The garden to the rear is wide, lengthy and beautiful. To the left behind the garage a shed sits on a concrete base and behind it is a meandering border filled with flowering plants.

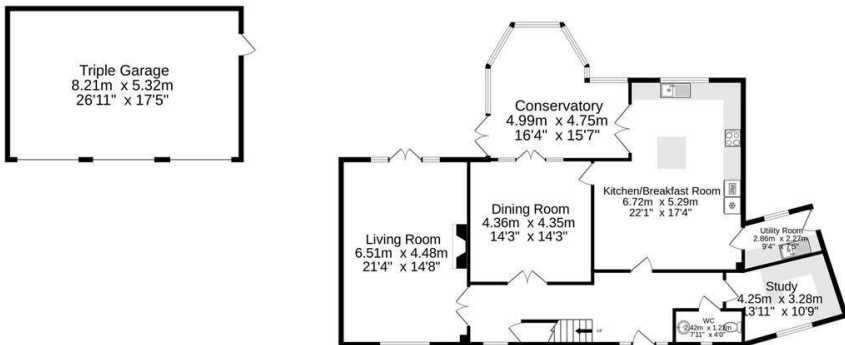
Various seating areas nestle amongst a myriad of flowers and shrubs, and the lovely terrace adjacent to the conservatory is the most peaceful place for a quiet glass of something... Beyond the landscaping the lawn dips away to a post and rail fence, with a seating area perfect for enjoying that wonderful outlook, behind which are some delightful mature trees and a stream. It is a rare spot away from the hustle and bustle!

Mains water, electricity, oil c.h.
Cherwell District Council
Council tax band G
£3,762-56 p.a. 2023/24
Freehold



Material Information QR code:

Ground Floor
177.8 sq.m. (1914 sq.ft.) approx.

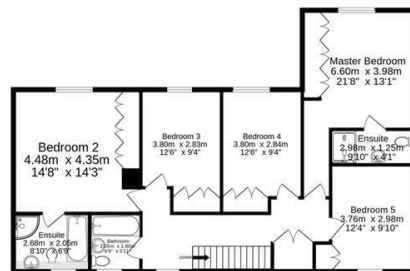


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TOTAL FLOOR AREA : 279.0 sq.m. (3003 sq.ft.) approx.

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1st Floor
101.2 sq.m. (1090 sq.ft.) approx.



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 | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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