





**Style, character and space meld perfectly to create a home any family will relax into within minutes.**

Sat in just under 1/3 acre overlooking fields and the church, a high quality stone house of 3,324 sq ft with wonderful proportions throughout and great natural light. Stunning location within a great village that's hidden away but still close to all amenities and commuting routes.

Souldern is a small village on the North Oxfordshire border, seven miles south-east of Banbury with roots going back at least 900 years. For those in the know it is one of the few remaining truly secluded villages, tucked away off a single entry road and hence almost unknown to most. This is what gives it the feeling of a peaceful lifestyle mostly lost today. There is an excellent pub/restaurant The Fox Inn, a Norman church, a chapel, a village hall, plus play area and playing field. Souldern is also one of the few villages in the area served by high speed fibre-optic broadband, making working from home truly viable. Banbury, Brackley and Bicester are all within easy distance with a good range of shopping and leisure facilities, and there are shops in many of the nearby villages. Bicester also offers the unrivalled facility of Bicester Village as well as a 45-minute rail service to London Marylebone. The M40 motorway at junction 10 is about three miles away and access to both Northampton and Milton Keynes is also straightforward. There are many reasons to live here. But as much as any, its access to beautiful Oxfordshire countryside on the doorstep, community spirit and tranquillity make Souldern the sort of place that people rarely want to leave.

Constructed in 2003 by a well-known and high-quality builder, Tree Tops is one of a small handful of fantastic stone houses built to a high spec on the old farmyard, with views over meadows towards the glorious church behind. We have sold two of the neighbouring properties previously, and quite apart from the space, the light and the proportions, what always impresses buyers most is the attention to detail. Timber lintels, underfloor heating, dressing area space, the enormous hall and landing, even the finish of the edging of the stonework, it's all unusual for a property of its age - and all the better for it. It's an incredibly easy house to use as well and the condition is such that you could move in, set down your things, and by the end of the same weekend be set up for the next generation.

The front door is sheltered by a charming open porch with oak uprights. You enter a broad hall connecting the two wings of the house, and featuring a stone tiled floor that continues throughout much of the downstairs. There's acres of space here, allowing for coat racks, key tables etc, with great light through large windows. Opposite you is a very elegant oak staircase rising and turning up and away. Immediately to the right, the study is perfectly set apart from all the other accommodation, and it's an ample size for desk, filing cabinets etc.



Continuing right, the kitchen is really quite extraordinary. Its dimensions would flatter many one-bedroom apartments! And the room is naturally laid out in such a way that the excellent range of kitchen units, with two sinks and a central island, occupies only one 1/2, leaving huge space for a breakfast table, sofas, dressers whatever you wish in the other half. This layout provides every amenity the very best of chefs could need, in a room that's perfect equally for entertaining or family meals. And the design cleverly orientates to the rear garden, with glazed double doors to access it, so the delicious view over fields and the church to the rear is ever-present. Next door, the first of several living spaces is beautiful. Well proportioned and very spacious, further glazed doors to the rear continue the enjoyment of that garden and view, and a charming fireplace also contains a wood burning stove.

Back to the hallway, off to the left the hall brings you to the utility/ boot room. A stable door provides access to the side of the house, and amongst the various units including a stainless steel sink is the boiler plus various spaces for washing machine, drier etc. Continue past and the cloak room is next door, large and elegant with a rather stylish circular sink sitting atop an oak shelf. And completing downstairs the last room is a further reception that's cleverly placed away from all the rest of the living spaces, hence ideal as a cinema/ play room, and here yet another set of glazed double doors opens out to the other garden space and a very pleasant terrace.

Upstairs, your first impression is almost more stunning than the ground floor! The landing being the connecting space between the two wings, as below, was purposely designed to be a flexible room. It has evolved with the family, variously housing playstations, book shelves etc, and the floor has been ideal for the most enormous of puzzles! Today it is becoming more of a relaxing quiet space with a sofa and chairs alongside a wide range of storage. Head right and there is a suite of three bedrooms. The largest is designed to allow for the largest of beds to be placed, with masses of room for dressing tables, easy chairs, even a sofa (as it is today), and in addition there are wardrobes already built in. A dividing wall hides the room from the open doorway and doubles as a place for a chest. And this in turn leads to an en-suite that is pristine and very luxurious, with a pair of sinks in the style of the cloak room downstairs and also a walk-in shower. Next door, a further double bedroom is also fitted with wardrobes. And beyond it the smallest of the four bedrooms is immensely characterful with a pair of bunk beds that were bespoke built by a cabinet maker - we can imagine the children fighting for ownership of this one! Serving this side of the house there is a very pleasant family bathroom with a free-standing bath to one side and, as with elsewhere, it is in beautiful condition.





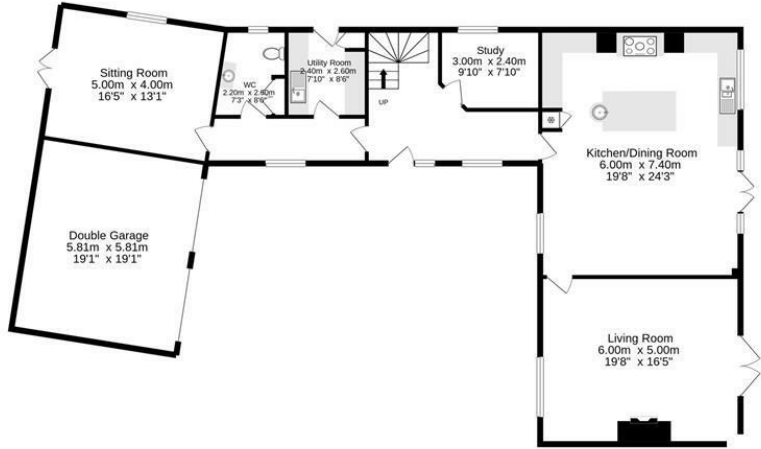
Finally on this floor, the main suite occupies the whole of the far end of the house! A super king bed barely compromises the space, and built in drawers across all of one end provide masses of storage. However, walk past the bed and you come to the dressing room. Cupboards and wardrobes fitted to two sides will accommodate almost any needs, and these accompany a recently refitted en-suite to provide really pampering areas that we rarely see in any house. This layout of the first floor allows the family their own spaces and seclusion. We see few designs that work this well.

Outside, the plot is large and pretty. Coming in through the old farmyard leads through your gates into a gravelled driveway flanked on all sides by pretty borders with a range of plants. The double garages are inset to the left wing, and past them a terrace wraps round the side and end of the house culminating in a gorgeous area of lawn surrounded by stone walling and containing a number of trees. It's a wonderful sun trap, and a perfect generous space for family days and parties alike. There is also access into it via a five bar gate that comes in off the entranceway. A path leads down the rear of the house to the other garden, or you can access it via a gate to the end of the driveway. Either way, you enter a delightful area with a terrace running the full width of the house, and a lawn beyond. It is a wide and open aspect, and the level behind drops away beyond your low stone wall, hence the feeling is of great space and positivity. With a truly splendid view across fields towards the church, plus mature trees and open land to the rear and side, this is an immensely peaceful and relaxing place to be at any time.

Mains water, electricity, oil CH  
Cherwell District Council  
Council tax band F  
C.£2,948 p.a. 2021/22



**Ground Floor**  
160.4 sq.m. (1727 sq.ft.) approx.

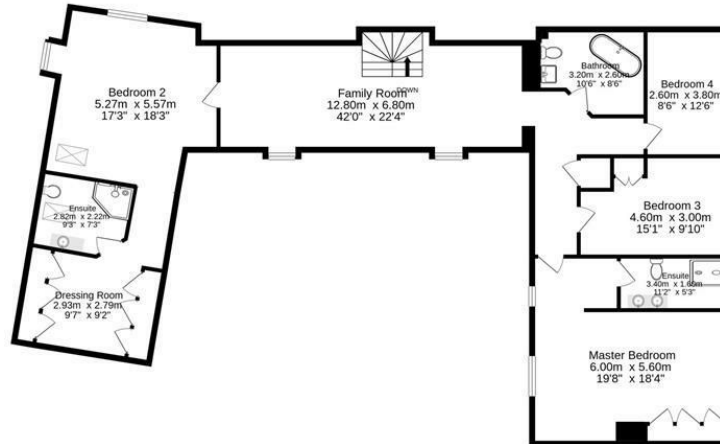


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**TOTAL FLOOR AREA : 308.9 sq.m. (3324 sq.ft.) approx.**

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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**1st Floor**  
148.4 sq.m. (1598 sq.ft.) approx.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

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