



, Souldern, OX27 7JL

Guide Price £1,250,000

Modern houses don't come any better than this, it has style, space, presence, and yet it's still inviting and comfortable. No detail has been overlooked.

A superlative quality stone house of over 3,300 sq ft set in just under an acre of delightful landscaped gardens and including a bespoke Alitex Garden building. A rare mix of high quality modern fittings and traditional style, and exceptional energy efficiency including solar panels.

Souldern is a small, "no through" village on the North Oxfordshire border, seven miles south-east of Banbury with roots going back at least 900 years. There is an excellent pub/ restaurant The Fox Inn, a Norman church and chapel, a village hall, plus play area and playing field. Banbury and Brackley are both within easy distance with a good range of shopping and leisure facilities, plus there are shops in many of the nearby villages. Bicester also offers unrivalled shopping at 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.

Stonehaven is a breath of fresh air, we cannot begin to describe it adequately here. Few modern houses have both character and modern ease of use, this house has both aplenty. Every aspect exhibits thought focused on two end results - ease of use and style. There are high quality oak doors and floors, over-specified boilers, grandiose tall ceilings upstairs, not to mention the 3.76 Kw Solar panels that decimate running costs nor the two "grey water" rainwater collection tanks that supply the entire garden and outside taps! The house also occupies a position above just three others, and next door to the original thatched barn, alongside the old farm so there is no passing traffic or noise. The view across the gardens flanked by trees and the woodland beyond is one of the most peaceful we know.

The first impression is immediately inviting. An oak door leads into a hall that is wide and also light with a lovely stone floor. To the right the living room is double aspect with a vast bay window to the rear looking onto a terrace, and beyond is the gardens. Underfoot is the highest quality oak floor. Next door the cloak room nestles under the stairs with a stylish suite, and adjacent to it is a large under stair cupboard. Past the stairs the dining room is light, amply-sized with the same stone floor found in the hall, with that arresting view of the garden through the large rear window. The same view is found in the kitchen. To one end a range of hand-painted wood units runs round three sides. This is comprehensively specified with high-quality fitments including a sink set in front of the window to enjoy the view, in the centre an island also has a breakfast bar and all the work surfaces are granite. At the other end the dining space is ample, so much so our clients have a vast table placed here, with double doors inviting the garden in. Further kitchen storage is catered for in the utility room which has plumbing for washing machines etc alongside a number of cupboards. On the left the spacious study is nicely separate from the rest of the ground floor accommodation, and it provides a pleasant outlook over the front garden.

Upstairs, every room is as attractive as downstairs. But it is the ceiling height that surprises most as it accentuates the feeling of space still further. The landing is so light, assisted by a Velux window in the roof, and unlike many modern houses it is wide too. The main bedroom is a real surprise as it just goes on and on - 24 x 17 feet is large by most measures. Immediately ahead as you walk in is an array of integrated wardrobes. To the left the view through the three large windows that make up the bay is stunning, a wide panorama of landscaped lawns and beds. And off to the left side the en-suite is neutral, modern and attractive. At the other end of the landing the second suite is equally impressive but very different. Its entrance, used as a study space currently, has three large integral wardrobes off to the right next to a very high quality en-suite with a large shower pan. Velux roof lights to the left in the eaves flood light across the room, this opens out into an impressive and large bedroom space with more than enough room for furnishings including dressing tables etc. The rest of the bedrooms are also ample doubles. Serving them is a further high quality bathroom, this is spacious with both a bath and a separate, large shower.

Outside the space is so clever and so natural. The frontage is surrounded by a low stone wall with various borders stocked a wide range of flowering plants, set around two lawn areas one of which also features a seat. Parking is amply catered for with a generous block paved driveway enclosed by a pair of African Iroko hardwood electric gates, and to the left the electric double Iroko garage door opens into one large garage space with power and light. To the left a gate leads down the side of the house to the garden and this area is brilliant for garden storage complete with a slate-roofed log store. Behind the parking two further Iroko gates open to another block paved space, from where the garden opens out dramatically.

- Fabulous space & light
- Utility and cloak room
- Double garage & gated drive
- Five bedrooms, two en-suite
- Dual aspect sitting room
- Wonderful, relaxing gardens
- Large kitchen/ breakfast room
- Two further receptions

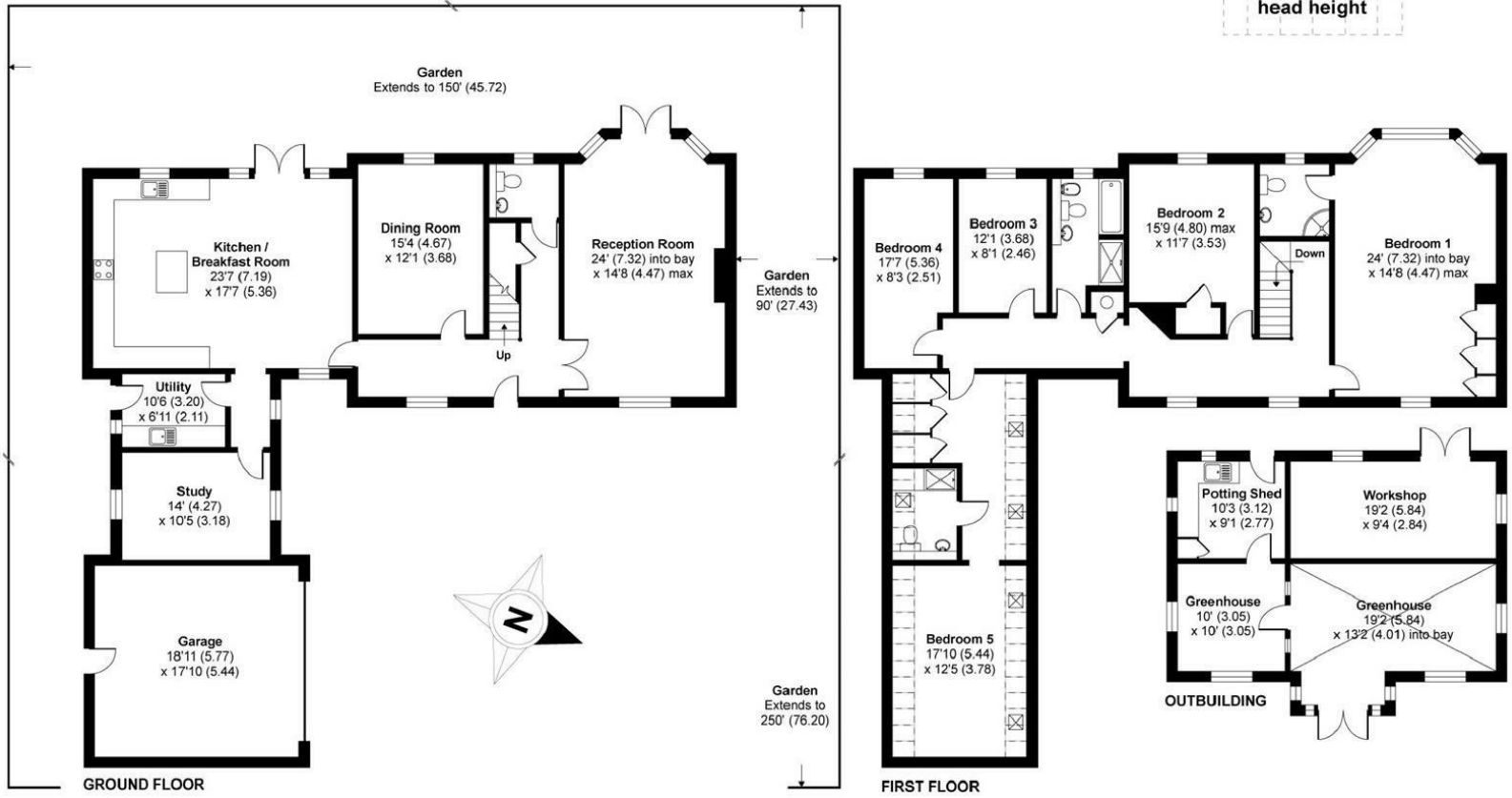




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APPROX. GROSS INTERNAL FLOOR AREA 3295 SQ FT 306.1 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING / INCLUDES GARAGE)

Denotes restricted head height



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	88
(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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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk
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