



The Hill, Souldern, OX27 7JE

Offers Over £750,000

Nothing prepared us for how much we love this house. The finest mix of stylish and relaxing village living you are ever likely to find.

An exquisite and historically significant Grade 2 listed Georgian cottage, offered in superlative restored condition throughout, overlooking fields and sat next to the village duck pond. The setting is one of the area's most lovely villages that includes a great pub, commutable via the M40/ A43 & the mainline London station at Bicester North.

Souldern is a small 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

Pond Cottage... We are fortunate in dealing with many interesting, original and characterful houses. And it's rare that words fail us. But how do you describe a house that is such a visual feast? An eighteenth century double-fronted stone house next to a village duck pond, with a Norman church peeping through the trees beyond, is an idyllic start. And from the first step over the threshold it's clear there has been an obsessive approach to the restoration and preservation of everything from windows to beams to doors. That's not to mention the way in which the modern conveniences of kitchen and bathrooms have been so seamlessly integrated with such a historic building. Our Virtual Tour technology was never more important than here, as every room and every angle exhibits such exquisite attention to detail. And ultimately what it all adds up to is a wonderfully stylish home that is also deliciously comfortable and well located. They say you can't have your cake AND eat it? This house proves otherwise...

Entering the front door, it is instantly apparent that you're visiting something rather special. The timber-framed view through the porch past the original, stripped timber door into the living room with its beams and oak floor is one to savour. It's surprisingly bright in here, the two windows to the front bring in excellent natural light but this is assisted by the large glazed areas in the rooms behind. The space is impressive, so much so there is currently a large table located at one end while a generous suite is ranged around the lovely stone fireplace with its wood burner to the other. Adjoining this room to the rear is another, bright reception that the current owners use as an art studio. Bi-folding doors open to reveal a stunning oak-framed verandah that looks out across the garden, a venue for breakfasts that is more Nice than Souldern! Also accessed from the living room is yet another reception with doors onto the garden, but this time including a vaulted ceiling. It's the perfect study.

At the other end of the sitting room, the kitchen impresses to a similar degree. This is an abject lesson in design that many could learn from. The high spec starts with polished marble work tops over traditional units with elegant brass handles. An island complete with breakfast bar is perfectly placed for coffee overlooking the front garden, and a range cooker neatly fills the old fireplace. And there's even underfloor heating fitted in the process. You'll notice that there are no wall-mounted units, only shelves (all of which are under-lit), which helps to promote a feeling this is a space devoid of clutter. The reason this is possible is down the hall to the rear (at the end of which is the WC). A utility room that is fitted from floor to ceiling with shelving of different sizes swallows an enormous amount of household chattels ranging from boots and coats to cleaning products, keeping it out of the kitchen storage. The modern boiler and pressurised water tank are also located here, keeping the noise away from the living spaces. And to further confirm the attention to detail, both the door to the garden and on the hall are glazed, bringing in as much natural light as possible.

Upstairs there is more of the same. An elegant stair framed with slender spindles and rails rises off the rear hall to the first floor. To the right the first of four bedrooms simply oozes character. The lead-framed window to the front sits in its aperture above a heritage-style radiator. A pair of simple doors hides a large wardrobe. And the size is such that a double bed is housed with ease. Next door the main bathroom is a treat! Very much Art Deco in style, simple oblong tiles cover every wall and even the bath sides, contrasting perfectly with the patterned floor tiles. Elegant chrome fittings set off the white of the sanitary ware, too. The style of harks back to the best European city hotels of the Edwardian era - a compliment we cannot remember giving before! Further along the landing past the stairs to the second floor, another pleasant double bedroom also faces to the front, complete with a window seat.

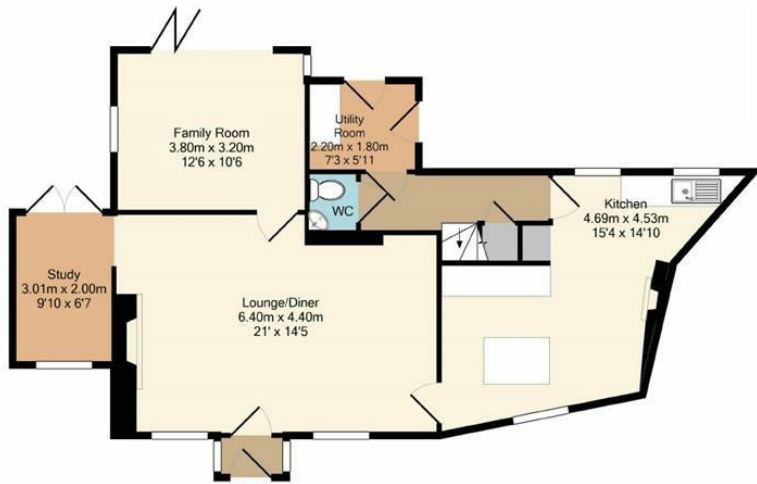
But at the end of the landing is the star of the bedrooms - a master suite the envy of most. Even despite its current furnishings that include the most enormous bed, this is a large space. Pleasingly the original deep fireplace remains, now flanked by a generous fitted wardrobe. And next to it the en-suite continues the same theme as the bathroom with its smart Edwardian style, albeit with subtle differences. The space is such that there is a bath separate to a large walk-in shower, yet there is still ample room for furnishings such as a chair or table. And the view across the fields to the rear is divine. Bathing was rarely this luxurious!! Rising to the top floor, a further double bedroom provides the perfect private space for guests. Note that the rest of the attic space is as yet undeveloped, with access easily provided from the top landing. Hence the potential remains to create a fifth bedroom or other accommodation if desired.

Outside mirrors the theme of the interior. Being set on a hill, the garden required landscaping to maximise its appeal and usability. In this the contractors exceeded their remit. The main expanse of lawn is generous, stretching from

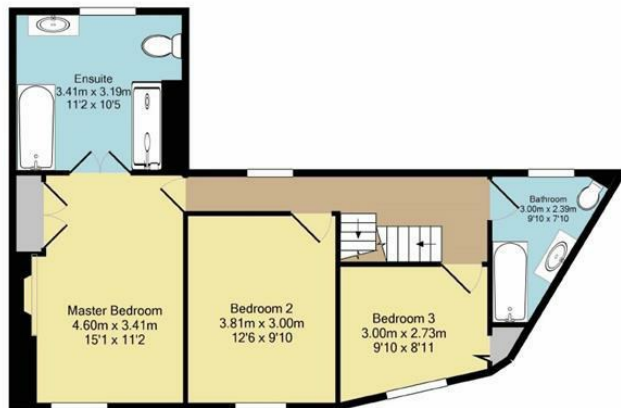
- Sublime character and features
- Two further receptions
- Large kitchen, & utility room
- Bordering on perfect condition
- 4 ample bedrooms
- Delightful & generous gardens
- 21 ft living room with fireplace
- Glorious en-suite and bathroom



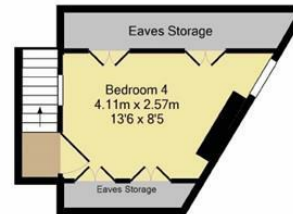




Ground Floor
Approx. Floor
Area 80.6 Sq.M.
(868 Sq.Ft.)



1st Floor
Approx. Floor
Area 57.1 Sq.M.
(614 Sq.Ft.)



2nd Floor
Approx. Floor
Area 16.0 Sq.M.
(172 Sq.Ft.)

Total Approx. Floor Area 153.7 Sq.M. (1655 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk Made with Metropix ©2019

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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