





High Street, Souldern, OX27 7JP

Offers Over £525,000

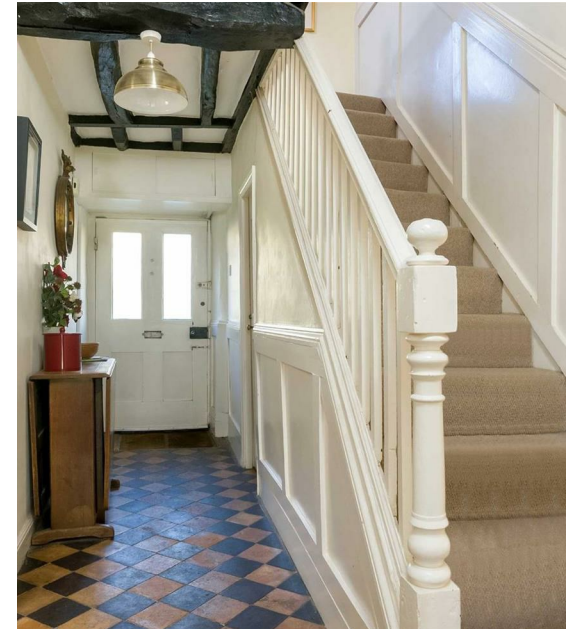
"Timber Cottage" is charming in all the right senses of that word. Masses of character throughout, and ready to move straight in but also offering scope for your own stamp to be applied. There are very few like this.

Such an elegant and likeable Georgian cottage is rare to find. But combine that with rooms that are all large, bright and well proportioned, with high ceilings and great character, and it becomes unique. And the addition of a great village location that is easily accessible by road and rail make it almost irresistible. NO CHAIN.

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, a chapel, a village hall, plus play area and playing field. Souldern is also one of the only villages in the area served by high speed fibre-optic broadband. 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.

Timber Cottage is just lovely. It has that wonderful mix of character features we all crave but with few of the downsides associated with cottages. Every room is a great size, and almost all are double or even triple aspect, ensuring it has the rare privilege of great natural light throughout. From elegant leaded windows to a peaceful walled garden, it's one of a type we rarely see, and it is even rarer that they come up for sale. Set a little back from the High Street, behind its own flagstone path and stone walled garden, the cottage presents an irresistible facade of the type so archetypal of this era. But more than anything, the cottage exhibits a sense of warmth and well being that's difficult to pin down to one or two attributes - it just welcomes you in and sets you at ease.

- Lovely village location
- Sun room with vaulted ceiling
- Farmhouse kitchen/breakfast
- G2 listed, Georgian, circa 1760
- Three generous bedrooms
- Lovely walled garden
- Separate living & dining rooms
- Large bathroom with shower



High Street, Souldern, OX27 7JP

Offers Over £525,000

Walking up the stone path leads you to a low, thick, semi-glazed door so typical of the era. The open porch above gives practical shelter from the rain while finding your keys, as well as enhancing the charm of the frontage. Once inside, the instant impression is of a really special property. The chequerboard floor tiles are probably original, as are the thick beams overhead, creating a lovely visual frame to the hallway. Off to the left is a cloak room neatly fitted under the stairs, and straight ahead, the sun room opens up to take advantage of the sunshine from glazing on three sides! double doors at the rear open onto the garden, and what is already a good sized room feels even larger by virtue of the vaulted ceiling above, with its lovely exposed roof timbers. To the right of the hall, the living room continues the same thick original timber beams as the hallway, contrasting with a white-painted ceiling and cream walls. The central focus is, of course, the fireplace, which is fitted with an open burner that gives the best of both worlds - more efficient than an open fire and more attractive than a wood burner. Shelves and cupboards flank the chimney breast to either side, and at the rear a pair of glazed doors give instant access to the terrace that wraps around the back of the house.

Back to the hall, the second reception off to the left is used as a dining room, although with the kitchen as generous as it is this could easily be used as yet another seating space. Ceiling timbers continue, and underfoot is a wooden floor, plus to one corner the cupboard built in to what was probably once an alcove to a chimney breast is deep, providing excellent storage. Entering the kitchen, this is the hub that clinches it for us. Windows to three sides don't diminish the wall space, which is generous as the room is so large. Kitchen units stretch around three sides, providing masses of storage as well as work surface space, with an Aga the main feature. But in addition there is so much space that a family table is swallowed in here with ease. And the chequerboard tiled floor is a lovely touch that seems to sit perfectly with the overall style - as well as being very easy to keep clean in what is the busiest room in any house.

Upstairs provides more of the same. All three bedrooms are very practical. The master, at over 16 feet in length, is practical on almost any level, with a King Size bed dwarfed by the overall space. Two sizeable wardrobes also ensure that the need for extra furnishings is minimal, ensuring this will always feel spacious. And it is gratifying to see the iron fireplace is still in place. Bedroom two is of a similar type, also equipped with a fireplace and wardrobes, and the view to the rear is over the peaceful garden and beyond over other cottages. The smallest of the bedrooms is still an ample double if needed, at over 12 feet long but narrow, although we suspect most will use it as an occasional or a study. Serving all three is a large bathroom that includes both a bath and separate shower. Note the loft above, while unlikely to be an area you would convert, offers really significant storage.

Outside, to the front because the house is wide, the garden is a large and pretty space that is mostly lawned but with pretty borders and several trees, all enclosed by a traditional stone front wall in the middle of which is an iron gate. To the left there is also access down a small lane that leads to a side gate, ideal for bins etc. The gate leads into a delightful, secluded walled garden that is mature and very attractive. Mainly lawn, it is flanked by various borders including several trees and shrubs. And as it is South facing, the natural light is excellent. In all, it's a really rather lovely place to be.

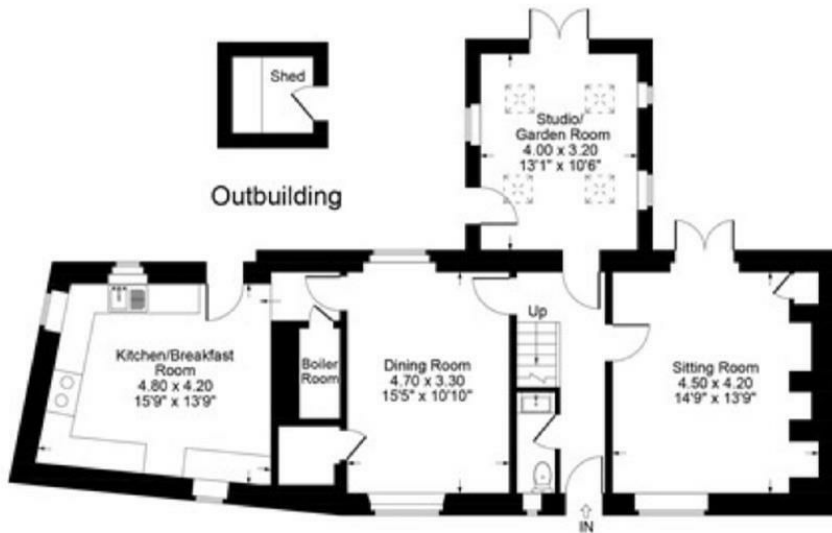
Mains water, drainage, electric c.h.
Cherwell District Council
Council tax band F
C.£2,743 P.a. 2020/21







First Floor



Ground Floor

Approximate Gross Internal Area = 156.00 sq m / 1681.00 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<i>Not energy efficient - higher running costs</i>		
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

01869 343600

<https://www.cridlands.co.uk>

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.