



High Street, Souldern, OX27 7JP

Guide Price £325,000

"Little Slam" is quirky in all the right senses of that word. Masses of charm and character throughout, and ready to move straight in but also offering scope for your own stamp to be applied.

An unusually large stone cottage (1,047 sq ft) with two bedrooms, plus two receptions each over 18 feet long and a secluded walled garden, tucked away from view while also set in the centre of the village.

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.

Little Slam is an eccentric name for a charmingly eccentric cottage (apparently named by the first lady to live at the property who was an avid Bridge Player!). Eccentric can mean difficult, not so here. In fact the cottage offers a lot more space than many others we have sold in the village at higher prices. But the three storey layout, with some half levels, is quite unusual albeit adding to the uniqueness. Quite apart from the character, the main theme is space. Few cottages at this level have two large receptions - both over 18 feet long - and in terms of overall living space this is a huge differentiator. And in addition, while the owners have enjoyed the property, there is scope to tweak and improve, which will simply add to the worth and the charm.

The front door opens into the first of the two receptions. It's a lovely room, immensely characterful with a fireplace the central feature and a large sash window overlooking the garden. At over 18 feet in length it's also extraordinarily large for a house of this type, providing space for the largest suite of furniture. Steps to the rear lead down into the kitchen. With units on three sides it's a practical space with ample storage. And to the right a door leads out to the garden. Further steps then lead down to the second reception. Essentially the same dimensions as the first, this is the perfect dining room for the largest of tables, with ample space for dressers, chests etc. There is also another chimney breast hence a wood burner or fire grate could be fitted, and to the rear a further door leads into the garden.

Upstairs, the first of two bedrooms will surprise you. As with the receptions, this is a far larger room than you would expect, allowing for a King Size bed with room for the largest of bedroom suites if desired, and again the sash window brings in excellent light. Bedroom two, while more compact is also a well proportioned double room. Serving the pair is a bathroom equipped with both a bath and a separate shower, with a simple white suite that includes tiling to waist height round all the walls. The current loft space is also a good size and would lend itself well to conversion into another bedroom with en-suite if needed.

Outside, to the front the entrance is hidden away between the neighbour to the left and another property set forward on the right, hence you are extremely secluded and sheltered. Behind the house the garden is mainly lawned with some lovely, mature plants. Immediately behind the house there is a terraced area, and from here a path leads to a rear gate that, in turn, provides access for bins, bikes etc back to the High Street. Being walled, it's immensely private and exudes an air of peace as it is also immensely quiet.

Mains water, drainage, electric c.h.
Cherwell District Council
Council tax band D
C.£1,899 p.a. 2019/20

- Lovely village location
- Second reception/ dining room
- Farmhouse kitchen
- Pretty stone cottage
- Two generous bedrooms
- Lovely walled garden
- Large living room
- Bathroom with shower







Basement Level
Approx. Floor Area 24.3 Sq.M. (261 Sq.Ft.)

Ground Floor
Approx. Floor Area 36.6 Sq.M. (394 Sq.Ft.)

1st Floor
Approx. Floor Area 35.9 Sq.M. (387 Sq.Ft.)

Total Approx. Floor Area 96.8 Sq.M. (1042 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk
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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		7	15
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 interested@cridlands.co.uk

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