





A more complete, cosseting and pretty cottage would be hard to find!

Achingly beautiful double-fronted stone cottage in stunning condition, sat on the hill gently running down to the duck pond. Two bedrooms, gorgeous kitchen/ breakfast room, living room, off road parking & garden. 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. 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.

"Hillside" is one of those delicious places where everything is "just right". It's achingly pretty as you walk up, and that remains your emotion throughout. But unlike some cottages it's also bright, spacious and anatomically perfect - no awkward angles, lost space or annoying quirks to diminish the practicality or enjoyment (there's even a window seat in every room save the bathroom!). We had all driven past for years and found ourselves noticing this house in particular, so to find it as good internally as we always hoped is a treat. The gardens being to the front and a courtyard at the side will not suit all, however with open fields plus allotments available literally a few minutes' walk away, in practical terms it isn't a major shortcoming!

- Too lovely for words
- Large kitchen/breakfast room
- Driveway parking
- Beautiful condition
- Ample living room
- Front and side gardens
- Two generous bedrooms
- Bathroom inc shower overhead



Meander up the path, between low stone walls that enclose planted beds overflowing with pretty shrubs and flowers, and you'll reach a front door placed central to a perfectly symmetrical facade. Walking through, a lovely bright room opens in front of you. This sets the tone for the whole house. Beams overhead confirm the character, and cleverly they're painted white to maximise the light and positivity. Underfoot the oak floor contrasts with the white elsewhere, and this continues seamlessly right through to the living room. Where the room changes from eating to kitchen space the floor changes too, to a travertine tiling, to handle the extra wear - clever... Take a turn round and everything is just right. Cupboards to the right provide great storage without intrusion into the room. And similarly, the old chimney aperture to the right is used to neatly house both the boiler and a heritage-type radiator. To the rear the kitchen units run the full width, pristinely painted with a perfectly contrasting timber top. And to the front the window seat is a luxurious spot from which to watch the world wander by! Even the window seat has been fitted with storage beneath... Next door, the living room offers more of the same cossetting. Your first focus is the fireplace, which is pretty Victorian item. Shelves fitted in the alcoves offer masses of storage, in addition to which the under stairs cupboard is deep. There is another window seat to the front, and at the rear the stairs rise behind a panelled wall.

At the top of the stairs, the landing is broad and bright. The cupboard on the left side, is set up for shoes and nik naks and the bedrooms are placed either side of the bathroom. The larger of the two is so delightful. A surprisingly roomy double, it's well proportioned with a lovely positivity about it. A King size bed would fit with ease, leaving masses of space for a chest or wardrobe and even an easy chair. Not that you will need a freestanding wardrobe as there is already a deep over stairs cupboard to the rear. Opposite, the smaller of the two bedrooms is still a really generous double, and here the cupboard fitted contains the water tank but in addition there are shelves and some hanging space. The length is such that the floor space, like the main bedroom, always feels generous and uncluttered. Serving the pair is a bathroom fitted with a classic white suite including heritage style chrome taps, and there is a thermostatic shower above the bath. Under the sink you will also find yet more storage.

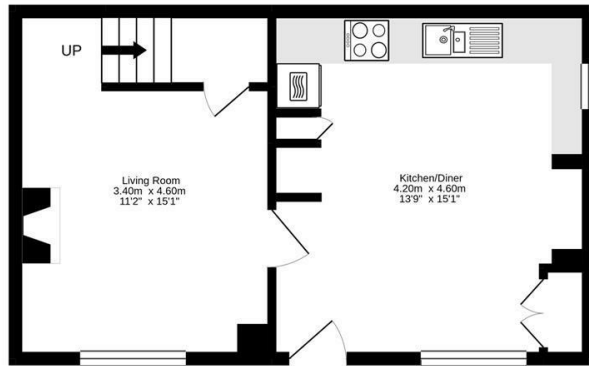
Outside, we have already mentioned the front garden. But to expand, the low stone walls flank deep planters that change all year round with a lovely array of plants. There is a driveway to the right, a valuable asset for many but one that could be done away with in favour of more garden if you wished. And next to that is both a shed and a bin store. Behind, the hard paving continues down the side of the house, providing a deep area of courtyard that faces South and West hence is a wonderful sun trap that our vendor enjoys immensely. With one other pretty stone cottage plus various trees and hedges opposite, your outlook is peaceful and very pretty.

Mains water, electric, oil CH
Cherwell District Council
Council tax band D
£2,041 p.a. 2021/22

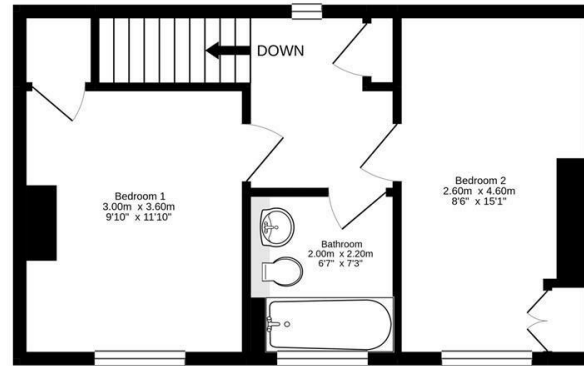




Ground Floor
34.1 sq.m. (367 sq.ft.) approx.



1st Floor
33.8 sq.m. (363 sq.ft.) approx.



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TOTAL FLOOR AREA : 67.8 sq.m. (730 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
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
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