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# Circles, Foxhill Lane, Souldern, OX27 7JZ

## Offers Over £900,000

**In most respects, the complete proposition for any family needing independent living alongside each other. The generous living space, flexible annex, double garage and large plot make it uniquely attractive.**







Over 3,000 sq ft of pretty stone house with self contained annex, tucked away in a charming village, with delicious South-facing countryside views over allotments and fields. Five beds, four receptions, double garage, gorgeous gardens, & an annex served by a separate staircase. NO CHAIN

With history dating back 900 years, Souldern is one of North Oxfordshire's best kept secrets. While it is only 7 miles from Banbury, and a few minutes' drive from access to London and Birmingham, the village lies on a no-through-road in the heart of the countryside. The famous Bicester Village shopping venue is a short distance away together with further amenities in Bicester itself, from where there is a 45 minute rail service to London Marylebone. This unique village enjoys a caring community spirit, a popular pub, a church and a thriving village hall. It has its own pleasant wood a few minutes from the property and many other countryside walks nearby.

"Circles" is a delightfully relaxed and roomy house offering over 3,000 sq feet of accommodation that's bright and positive. The rooms flow naturally in a layout that's perfect for busy family life. In addition, the annex over the garage (itself offering potential for conversion) offers an extra dimension most houses can't offer. Unusually the heating system uses underfloor AND ceiling heating hence the house sits at the same temperature throughout. Add to that the perfect Southerly outlook of fields and allotments from your lengthy main garden, and it's a house with an awful lot to offer.

The front porch sets the tone for all that lies behind it – it's enormous! Between the various windows looking out over the front garden and the translucent roof above, it's exceptionally light. Anyone who has ever entered a house during heavy rain with a twin buggy, shopping bags and a pair of wet Spaniels (the author for one) will know the value of this space!

To the left, stairs rise to the annex rooms above the garage, of which more later. Entering the hall ahead, the first impression of a rather magnificent polished timber staircases that rises and turns upwards to a galleried landing overhead, is stunning. As with the porch, the proportions of this hall are impressive, providing space for all manner of furnishings and tall enough to house a Grandfather clock or Welsh dresser with ease.

Turning left, a cloak room at the end is light and neutral, with a timber vanity topped off by a sink, and there's a large cupboard to the side, beneath the annex stairs. Next door, the first of four receptions is currently used as a home office, a purpose for which it is ideal, easily housing desks, shelving, filing cabinets etc. Continue left to the first of the living rooms. French windows to the rear are flanked by further glazing, offering a pretty view of and opening out onto the peaceful and exceptionally private rear garden. It's a wonderful evening room, the perfect place to relax when everything else is done!

Back along the hall, past a double fronted, coat cupboard, is the kitchen. Fully fitted with a generous range of timber units, it is also immaculately presented, and next door the utility room offers yet more storage; it's also the ideal dog lobby with a door out to the garden. The kitchen shape and layout ensures a breakfast table fits with ease. However, with the dining room dead opposite, you may not feel you need one. The dining space is more than ample to host the most enthusiastic of Christmases! A large window to the front looks out across another terraced seating area, with a lawn stretching some distance thereafter. Glazed double doors to the side open to the largest of the receptions. Triple aspect, this room is deliciously light, positive, and welcoming. The central focus being a stone fireplace is precisely what we would want from a stone village house. And extending to nearly 23 feet in length, the room can easily house the largest of suites.

Heading upstairs, the staircase leads to a broad, galleried landing with a window looking out towards the fields. As elsewhere, the proportions can easily host bookshelves, an easy chair etc. To the right a corridor leads to two bedrooms. The first is a pleasant and roomy double. Next door, the primary bedroom features windows to front and rear, with a sublime view to the front across the allotment and fields to hills in the distance. Well over 23 feet long, placing furniture here really isn't a problem… Next door, the ensuite has been re-fitted in recent times, with a broad vanity unit and a wide shower with a low entrance.

Back across the hall, past the airing cupboard, there are two more bedrooms. The first is the smallest, a very useful single bedroom. Next door, another double room this time offers a peaceful and pretty view across the back garden and some pretty neighbouring properties. Serving these two bedrooms is another modern bathroom, this time fitted with a bath above which is a shower .











The fifth bedroom sits a little separate from the rest, at the other side of the landing. A door to the corner leads to a small landing, beyond which there's a large and open-plan annex living room. Fitted with a full kitchen to one corner, along with a breakfast bar, it's a fine room with plenty of space for all day to day living needs. In addition there's a shower room to the side. As these three rooms combine at the top of a separate staircase, they can form a fully independent apartment. It could be let as a lucrative source of extra income, or house Granny/Nanny/semi-independent adult child - a rare and valuable extra dimension.

Outside, the theme of space continues. At the rear of the drive, a pair of garage doors open to a generous garage space ideal for current purpose but which could equally become more accommodation - perhaps as part of expanding the annex. At the front of the house, the entrance off the lane comes to a block paved driveway with ample room for a number of vehicles. The whole front garden is edged with mature hedges plus pretty borders stuffed with a riot of different plants, either side of a long lawn, to the rear of which is a broad terrace ideal for relaxed summer dining.

Either side of the house, paths lead through gates to the rear garden. With a perfectly manicured hedge edging the rear boundary, it is delightfully private from all angles. The summer house provides a lovely, sheltered spot to relax away from wind and rain. And the terrace that runs across the whole of the back of the house offers yet more excuse for relaxed seating while enjoying your garden.









Ground Floor
154.5 sq.m. (1663 sq.ft.) approx.

1st Floor
136.5 sq.m. (1469 sq.ft.) approx.




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TOTAL FLOOR AREA : 290.9 sq.m. (3131 sq.ft.) approx.

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## Material Information QR code:




Mains water, electricity, electric ch
Cherwell District Council
Council tax band G
£4,181.11 p.a. 2026/27
Freehold

- Over 3,000 sq feet
- Three bathrooms
- Double garage plus driveway
- Up to five bedrooms
- Annex with separate stairs
- Lovely gardens front & rear
- Up to four receptions
- Kitchen, utility & cloak room
- Gorgeous village

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

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