

# Hamptons

INTERNATIONAL



**High Street, Souldern, OX27**

4  3  4 

GUIDE PRICE

**£1,150,000**

**(£1,150,000)**

## Property details

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### Key features

- **Private Family House in Souldern**
- **Sitting Room**
- **Dining Room**
- **Library**
- **Music Room**
- **Kitchen**
- **Utility Room**
- **Cloakroom**
- **Three Double Bedrooms**
- **Two Bathrooms (one en-suite)**

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## Description

A well presented family in a private position in this sought after Oxfordshire village. A former barn which has been thoughtfully extended and modernised over the last twenty years to offer a very comfortable family village house. From the hallway there is access to the library/TV room with an open fire and a triple aspect. There is a large dining room with floor to ceiling windows and French doors leading to the sitting room. The sitting room has floor to ceiling windows and a double aspect allowing for an abundance of natural light whilst there is access to a useful music room/office. The open plan kitchen has a range of appliances, ample space for a dining table and chairs as well as French doors leading to an enclosed walled garden. A cloakroom and utility room complete the ground floor. On the first floor there are three double bedrooms and two bathrooms, one being en-suite. The annexe, attached to the garage, is set up as a fourth bedroom with a shower room. Overall a very comfortable family house.

Outside The house is set back from the main street in an enclosed and private location. There is ample parking to the front. The rear garden is divided into two areas. The first being a large area of lawn surrounded by trees and mature borders. There is a very pretty thatched summer house in the right corner with a pond to the right. This part of the garden is enclosed by a brick wall. The second part of the garden has an orchard, a large fruit cage and a greenhouse.

Situation Souldern is a picturesque village pressed up against the Northants border and lies against the wooded park, which runs beside the Ockley Brook as it flows from Tusmore and Croughton to join the river Cherwell. William Wordsworth once visited the village and found it so enchanting he penned a sonnet on "A Parsonage in Oxfordshire". Being situated down a no through road Souldern lies approximately midway between the towns of Banbury and Bicester, affording excellent communications from either mainline railway stations (Bicester North or Bicester Village) or the M40 motorway at Junction 10. The village has a public house namely "The Fox Inn" and a Church. There are numerous good schools nearby namely Winchester House, Beachborough, Tudor Hall, Stowe and Bloxham.

Property Ref Number: HAM-61136



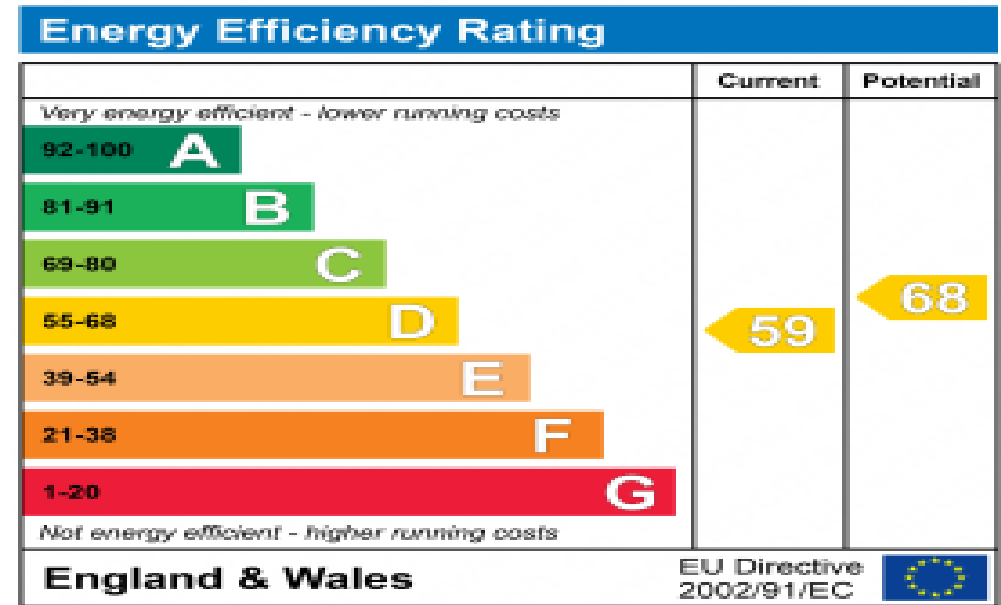








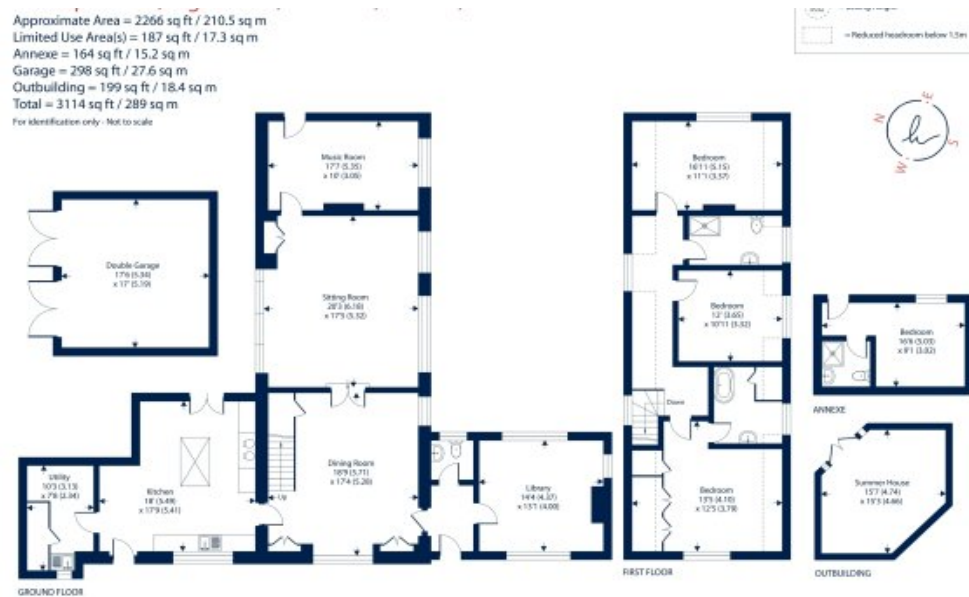




# Floor plan

Approximate Area = 2266 sq ft / 210.5 sq m  
 Limited Use Area(s) = 187 sq ft / 17.3 sq m  
 Annexe = 164 sq ft / 15.2 sq m  
 Garage = 298 sq ft / 27.6 sq m  
 Outbuilding = 199 sq ft / 18.4 sq m  
 Total = 3114 sq ft / 289 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

# Location

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