

ROCK COTTAGE
SOULDERN

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Rock Cottage

Bicester, OX27 7JE

A stunning, 18th Century three-bedroom cottage situated in the heart of the beautiful village of Souldern. The house has been sympathetically renovated throughout and holds a wonderful mix of character features with a modern finish.

As you approach the Grade II listed cottage from the street you are immediately met with the charming cottage facade. You enter into the generous living room which is the perfect blend of comfort and character with an impressive Inglenook fireplace with wood burner. The exposed stone of the fireplace and wooden mantel make a fantastic feature of the room and the high ceilings add to the sense of space. The neutral decor throughout the cottage including the white painted ceiling beams, woodwork and doors, paired with natural oak offers a timeless yet contemporary aesthetic throughout.

Solid oak flooring runs throughout the downstairs and into the dining room which is filled with natural daylight from the sash window overlooking the garden and has a lovely feature fireplace. Sleek, cleverly designed storage under the stairs includes a concealed study area. Continue into the galley kitchen, modern and efficient in design with a range cooker

 3

 2

 2



South Facing

Guide Price: £485,000







GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 50.8 sq.m. (547 sq.ft.) FLOOR 2 38.8 sq.m. (417 sq.ft.) FLOOR 3 23.0 sq.m. (247 sq.ft.)
 TOTAL : 112.6 sq.m. (1,212 sq.ft.)
CEPIC BAUFORUMSEARCH AGG APPROXIMATE APRIL 2019 MAY 2020



Council Tax:
Band D

Parking
On the road

Local Authority
Cherwell District
Council

ROCK COTTAGE
THE HILL
SOULDERN
OX27 7JE

Energy rating

E

Valid until
14 October 2030

Certificate number
3220-9000-0865-5192-1023

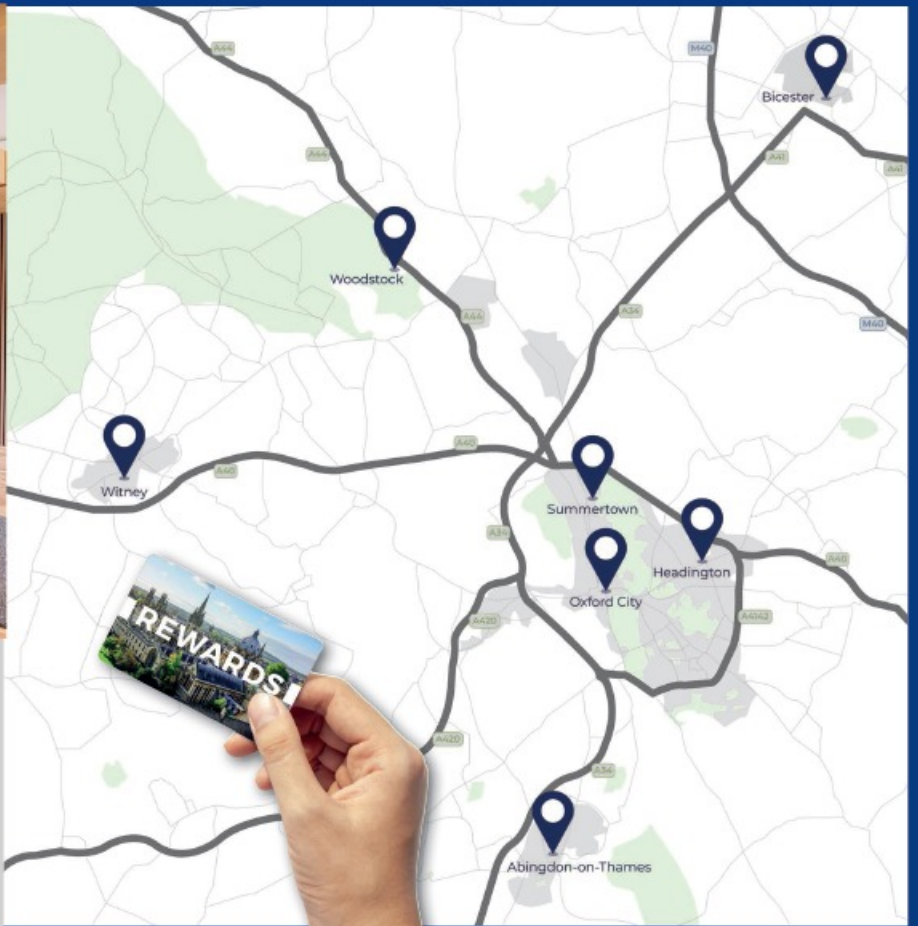
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“Location comment”

Souldern is a beautiful village, just 7 miles from Bicester and 9 miles to Banbury. There is a fantastic pub 'The Fox Inn' that serves food Tuesday to Sunday and stock a wide range of ales. The village also features a Norman church and chapel, a village hall, plus play area and playing field for young children.

The M40 is within easy reach and offers access to London, M25, Oxford and Birmingham. Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets a Sainsbury's supermarket. Marks and Spencer Food Hall.





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