





Peace. Perfect Peace



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Luxuriate in a very gorgeous lifestyle more reminiscent of a boutique hotel but so much more personal. Nothing whatever to do but relax and enjoy.

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.

Rock Cottage started life as a typical farmworkers' cottage, dating back several hundred years. It exhibits many of the features buyers always describe to us when picturing their perfect village house. But beyond the pleasant origins our vendor has lavished considerable time and money on elevating it to a level of style, fun and comfort that transcends anything we would normally see. As is usually the case with the best of the best, it's the detailing that sets it apart from anything more run of the mill. An eye for style and detail is not something that comes from nowhere - in our experience you either have it, or you don't! Our vendors certainly do...

The cottage is set in an elevated position back from the village lane behind various shrubs and border plants, reached by stone steps. The new front door leads into an instantly attractive living room which is surprisingly



roomy. Beams overhead confirm the character theme and to the right the fireplace has been equipped with a modern wood burning stove - a popular and practical feature. Underfoot the floor is high quality oak (which continues through the dining room) and the whole room is exceptionally bright due to the large window and glazed front door. The feeling is cosseting and cozy, a place you would be proud to show friends just as much as relaxing on a winter evening with the woodburner roaring. At the rear a step up leads to the dining room which is also a good size, with a feature fireplace alongside which are fitted shelves in the alcove. The stairs rise off to the right and off to the left the window looks out onto the rear passage, which leads both via a path back to the lane outside and also up steps to the garden beyond. The kitchen is a testament to clever design. Classic units in pastel shades contrast gently with the thick timber work tops. The ergonomics are excellent, with everything from plate racks to dishwasher and washing machine all built in with masses of storage space to spare. And on the left is a brand new stable door.

Upstairs it is a surprise to find how much space there is. On the first floor two really ample bedrooms both feature generous storage and are light and airy. They share a completely renovated bathroom with an exquisite roll top bath. The suite is ultra stylish, the smallest detail raising a smile. Chrome pipes set off perfectly against the soft hues of the tiling and wall colour. But it's practical too - witness the piping that mounts the taps over the bath, plus both the radiator and the sink stand with their towel rails. It's all so clever, you could live without the level of detail, but if it's possible to have it, all the better! On the landing the curve of the stair (which is closed off by a door) provides a space beneath for extra storage or a table and lamp, and it also light by virtue of a small window. The second floor is entirely devoted to a master suite, vast for a cottage and a delight to find. The ceiling is elevated and a heritage style roof light has been let in, a particularly attractive feature. There are beams and roof trusses aplenty, and to the side a shower room has been cleverly boxed in without losing any of the useable space. With a nod to the bathroom, the same Art Deco-style tiles feature here. Then unlike the chrome of





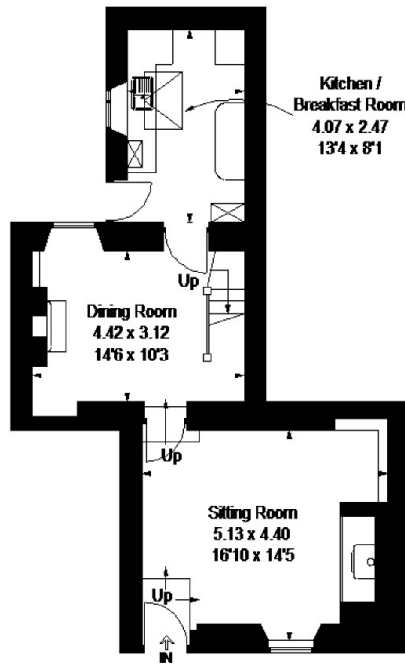
downstairs, here the style is more contrasting, more monochromatic. The vanity is a splendid piece of furniture, smooth blue cabinetry finished off with a polished wood top, on which sits a circular ceramic sink. Black chrome shower fittings, sink mixer, towel radiator, even shaver socket, all fit so perfectly. It's reminiscent of a boutique hotel, but so much more personal.

Outside, as previously mentioned the house sits well back on the quiet lane. The paved terrace at the front faces South West hence our vendors have placed a bench seat here to enjoy it, with planted borders creating a soft and natural aura. To the rear the garden can be reached either via a side gate past the neighbouring house (there is full access granted via the deeds) or from the kitchen door. This leads into a pathway off which stone steps lead gently up to a beautifully landscaped outside space. Paved in the main part, it's set up for barbeques and lazy summer days, with little maintenance required barring tending to the borders which are well stocked with a wide range of pretty flowers and shrubs. A pergola seat to one side is a peaceful spot to enjoy the sun, too, with a range of lovely flowers and shrubs occupying borders running round the natural stone wall to the rear. And looking out over the stone wall behind, your view is acres of paddocks and fields.

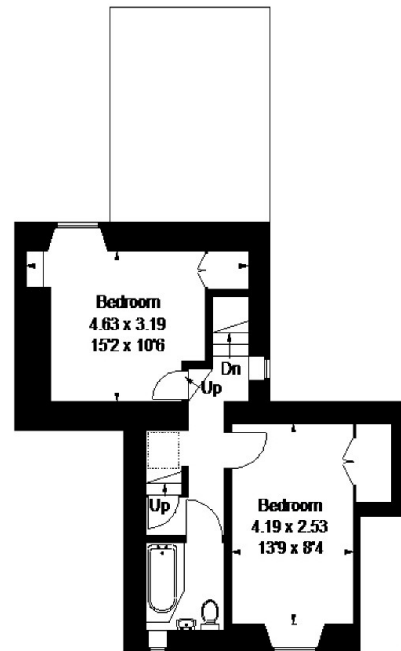


The Hill, Souldern

Approximate Gross Internal Area
105 sq m / 1130 sq ft

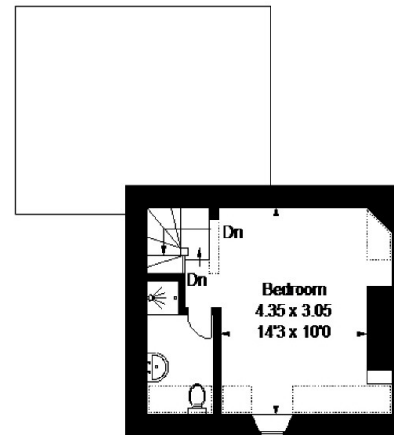


Ground Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0



Second Floor

Important Notice

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