



A fantastic opportunity to purchase this stone-built property with incredibly flexible accommodation arranged over two floors, extensively refurbished by the current sellers, enjoying views over allotments and open farmland in the attractive village of Souldern.

Occupying an enviable position within this popular Oxfordshire village Phoenix House has been remodelled and extended to provide contemporary living accommodation for everyday family needs.

The driveway to the front currently provides parking for up to three vehicles and leads to the attractive stone-built porch.

The entrance hallway feels light and spacious setting the scene for what is to follow in this beautifully presented family home.

The kitchen/dining room is without a doubt the "hub" of the house, with a vaulted ceiling, Velux windows, underfloor heating, and French doors leading to the garden it is filled with natural light.

The kitchen is beautifully appointed with a comprehensive range of sleek floor and eye-level units and integrated appliances, including three ovens and a coffee machine, all complemented by underfloor heating, stone effect tile flooring and ceramic worksurfaces.

A substantial island provides breakfast seating, perfect for a coffee or a glass of wine whilst chatting with friends.

The dining area has a window seat with storage under, there is plenty of space for not only a table and chairs but a TV and sofa, making it ideal for spending time together.

The sitting room is accessed via the hallway and leads through to a second reception room that is currently used

as a gym, but it would also lend itself to being used as a family room or large home office.

With two bedrooms, on the ground floor, this property really does offer flexible living accommodation. The current sellers have also used these rooms for his and her studies.

A separate W.C. off the hallway completes the ground floor accommodation.

The first floor has a principal bedroom, which has a luxurious en-suite bathroom with underfloor heating and a dressing room. The second bedroom also has an en-suite shower room with a Juliette balcony with views over the garden.

The fifth bedroom could also lend itself to being utilised as a study.

Outside the rear garden is mainly laid to lawn with mature trees and hedging providing seclusion, and the patio area is ideal for al-fresco dining and BBQ's

There is plenty of room to the side of the property for the storage sheds, a greenhouse, the timber-built sauna, and a vegetable garden.

The enclosed area of the garden to the front of the property is particularly private, making it ideal for relaxing in on long summer evenings.

Souldern is a small village situated in North Oxfordshire,

seven miles south-east of Banbury. There is an excellent public house 'The Fox Inn' with a wide variety of local ales. The village also boasts a Norman church and chapel, a village hall, plus a play area and playing field for young children.

For those that commute nearby, Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station has been upgraded to provide a further route to London Marylebone.

By road, the M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham. The A41, A43, and A34 are also within easy reach.

The nearby towns of Banbury, Bicester, and Brackley are within the proximity of the village to provide you with all of your amenities, including cafes, pubs, restaurants, weekly markets, supermarkets, and cinemas.

Leisure facilities can be found in Bicester along with a David Lloyd club, and Bicester Hotel and Golf on the edge of the town.

Bicester Avenue, just a short drive from the town centre, is very popular with a large garden centre and shops.





Accommodation Comprises:

Ground Floor - Entrance Porch, Entrance Hallway, Sitting Room, Kitchen/Dining Room, Gym/Family Room, Two bedrooms With En-Suite Shower Rooms, Separate W.C

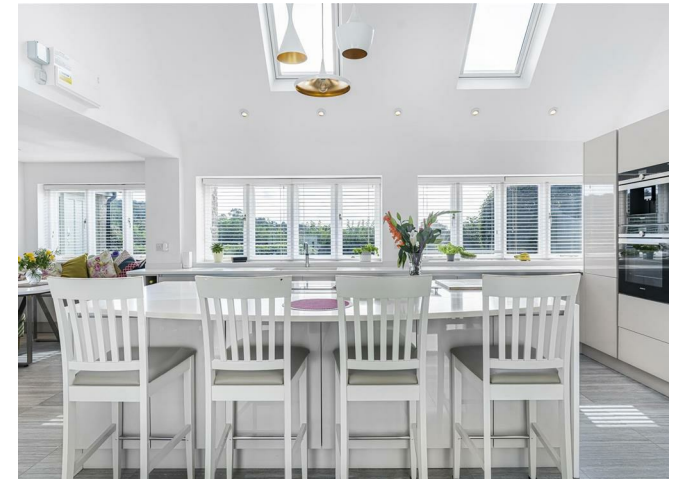
First Floor - Master Bedroom With En-Suite Bathroom and Dressing Room, Guest Bedroom With En-Suite Shower Room, Fourth Bedroom and A Fifth Bedroom/Study.

Outside - Driveway Parking, Front Garden With Patio, Enclosed Rear Garden With Patio, Garden Sheds, Greenhouse and Sauna.

Services - Mains Water, Drainage, Oil-Fired Central Heating.

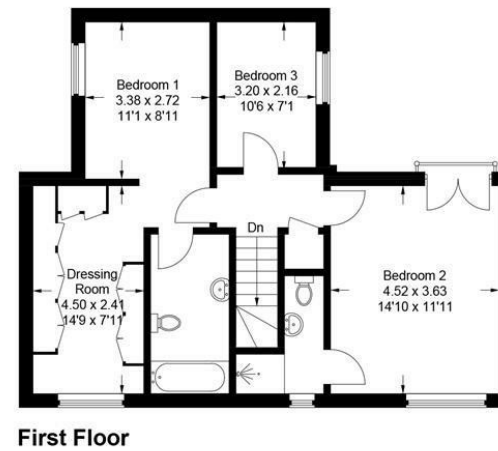
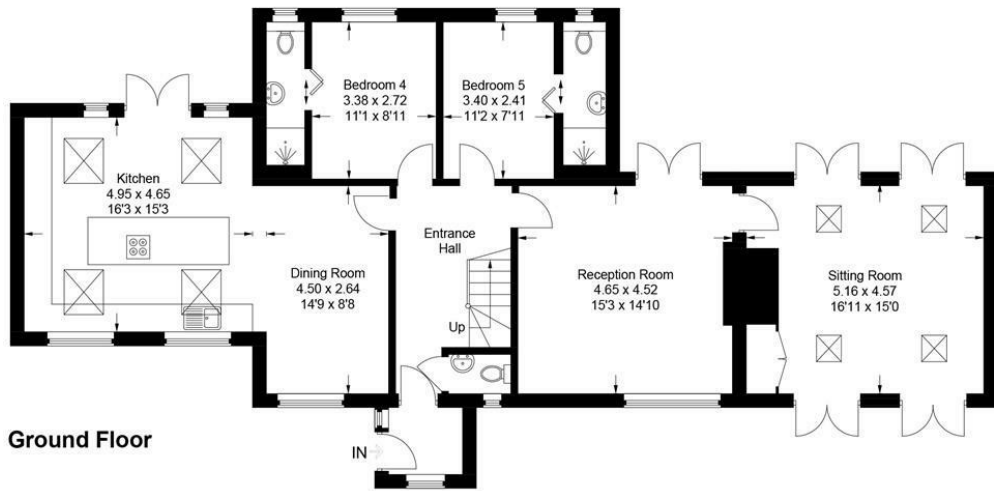
Local Authority - Cherwell District Council.

Council Tax Band - F





Approximate Gross Internal Area  
 Ground Floor = 125.0 sq m / 1,345 sq ft  
 First Floor = 63.4 sq m / 682 sq ft  
 Total = 188.4 sq m / 2,027 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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