





Phoenix House, Bates Lane, Souldern,
OX27 7JU

Offers Over £900,000

Built for entertaining with a capital "E"! Stylish and sumptuous, this house is designed for pampering the owners in every way. That could be you...

A delightful detached stone house of over 2,000 sq ft, in approx 1/4 acre, on the edge of the village overlooking allotments & farmland beyond. Five bedrooms (three with en-suites), splendid vaulted kitchen, two receptions (one also vaulted), ample driveway parking, plus stunning landscaped gardens.

Souldern is a small village on the North Oxfordshire border, seven miles south-east of Banbury with roots going back at least 900 years. There is an excellent pub/ restaurant The Fox Inn, a Norman church and chapel, a village hall, plus play area and playing field. Banbury and Brackley are both within easy distance with a good range of shopping and leisure facilities, plus there are shops in many of the nearby villages. Bicester also offers unrivalled shopping at Bicester Village as well as a 40 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 straightforward.

Phoenix House is a breath of fresh air. Few modern properties offer character and modern ease of use, this house has both aplenty. We have known it since new. The first owner built it to a high standard, with solid, real stone walls; and the current owners have elevated the standard still further. Its individuality sets it apart from other, less interesting houses. With a double-height, vaulted ceiling living room, plus a fabulous kitchen/dining/day room with windows to both sides and above, plus a wonderful landscaped garden, this is a house meant for entertaining! And its position at the very bottom of a sleepy no-through lane ensures little passing traffic, with a view of the allotments and the fields behind that is one of the most attractive we know.



The first impression is immediately inviting. The front door leads through an enclosed front porch into a hall that is wide and bright, off to the side of which is the modern cloak room. Looking at the living spaces first, take a right and you reach a fine sitting room that's fitted with a traditional stone fireplace, in which a log burner nestles - perfect for cozy winter evenings in. The proportions are almost square, making it very easy to use and furnish, and it's double aspect hence the view of the front garden plus the double doors accessing the rear garden make it a lovely, bright room. Continue through the next door and the room beyond is a revelation. Two sets of French doors on each of the front and rear walls, with roof light windows above, make this an exceptionally positive and inviting space! Currently used as a home gym, it would be equally wonderful as an entertaining space, with the doors to terraces and gardens either side inviting the outside in.

Back across the hall, and the kitchen is the real hub of the house. Our vendors realised the only real shortcoming of the property was a kitchen worthy of the name. In converting the garage, the ceiling height has been used to maximum advantage with roof light windows flooding light in addition to that supplied by a plethora of windows looking out to front and rear (with French windows onto the rear). And it's "fully loaded", with a wide range of units fitted with everything from no less than three ovens to a huge central island with breakfast bar, built-in coffee machine, hob, pop-up extractor and underfloor heating. In addition, the dining room next door has also been amalgamated, adding further great space that currently houses a run of bespoke bench seats - equally perfect for relaxing in front of the TV (for which there's fitted cupboards) or a pleasant breakfast.

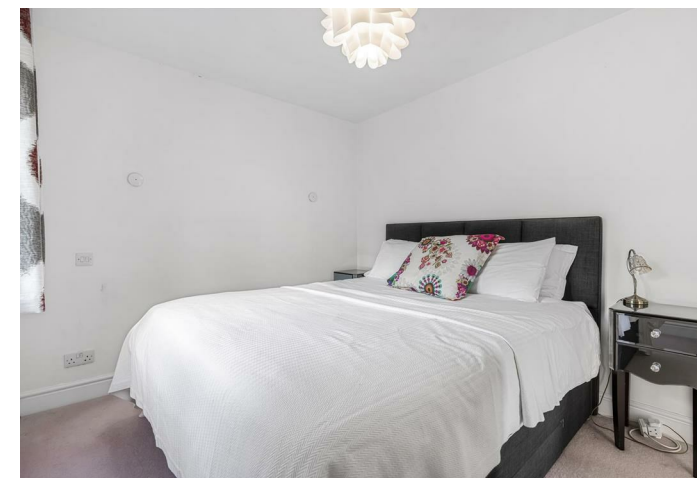
Looking at the bedroom spaces, the arrangement is far more flexible than most. Downstairs at the rear of the hall, a pair of rooms that are almost identical in size have been fitted to fulfil multipurpose use. Both have en-suites that are stylish, modern, and equipped with showers. As bedrooms for perhaps older children or guests, this is ideal. But equally, our current owners have used them as perfect home offices, which with their view across the lawn to the rear is a wonderful working environment!





Heading upstairs, the wide landing accesses three further bedrooms plus, unusually, a rather sumptuous dressing room! The principle bedroom is large and lovely, with a fine view of the allotments and fields that's made even more appealing from this more elevated viewpoint. In addition, the Juliet balcony to the rear adds a little luxury that's unexpected. A well proportioned and ample room, it's also equipped with a very pleasant en-suite fitted in a classic, almost Art Deco, style. Back across the landing and at the far end, the dressing room really is quite something. Floor to ceiling bespoke cupboards on three sides offer hanging rails, shelves, drawers and all manner of storage, leaving a space perfect for a dressing table in front of the window overlooking the fields. A pair of further double bedrooms at the rear of the landing benefit from a view across the rear garden. and both are served by a very impressive modern bathroom with the added benefit of underfloor heating.

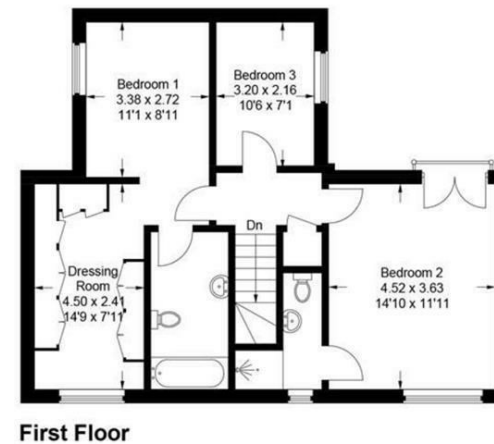
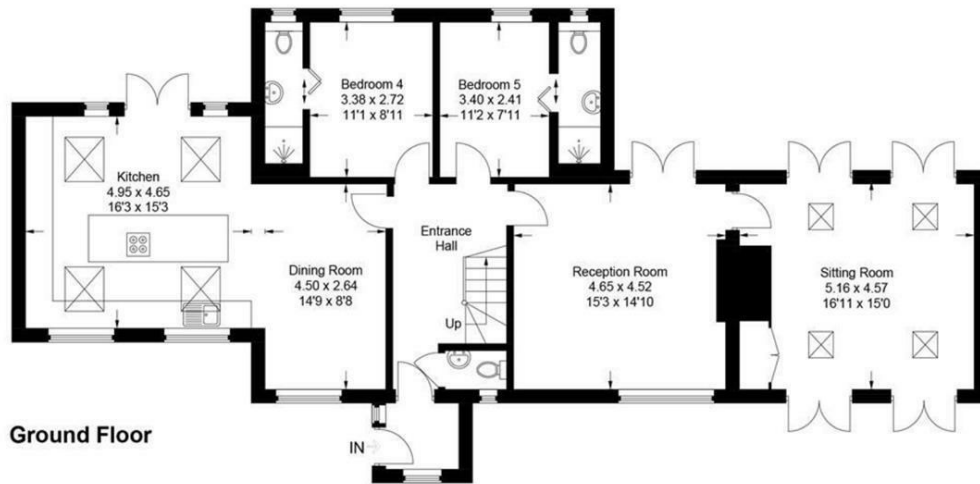
Outside the space is pretty and well planned. The plot is, we are told, approximately 1/4 of an acre. The garden to the rear is wide and exceptionally well kept, with a long lawn flanked by a wide range of delightful plants including all manner of shrubs and several trees, plus there is a paved terrace immediately outside the living room doors. Around to the left a separate area features several sheds as well as a greenhouse, and this area includes a hardstanding behind double timber gates hence could provide extra vehicle storage if needed. At the front the driveway off the lane offers parking for several cars, and to the right a further pretty lawn area is enclosed by a stone wall with a gate flanked by various other attractive plants. The whole is securely enclosed hence very safe for animals and children.



Material Information QR code:



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		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice

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