



1 Church Lane, Souldern, OX27 7JQ

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautiful semi-detached period cottage, superbly situated overlooking the village pond and surrounding countryside. With terrific charm, many period features and a super garden full of interest, this is an exceptional cottage. The traditional hall gives access to both of the principal ground floor rooms, it has a utility and cloakroom off. The sitting room is dual aspect with substantial fireplace and a bay window to the front. The dining room is well proportioned and the kitchen is farmhouse style. All three bedrooms are well proportioned, the bathroom has a four piece suite and there is a separate shower room. There are pretty gardens to front and rear both of which have attractive outlooks. Driveway parking and garage/outbuilding complete the property.

MATERIAL INFORMATION

A period natural stone, semi-detached cottage, with later extension. Mains; water, drainage and electricity are connected. Heating via oil fired boiler to radiators. The property is located in a conservation area. Broadband - according to Ofcom, all services including Ultrafast are likely to be available. Mobile phone coverage - predicted likely availability according to Ofcom; Vodafone good outdoor, variable indoor, EE and 02 good outdoor, Three variable outdoor. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Local Authority - Cherwell District Council - F. EPC. E





Key Features

- A beautiful three bedroom semi-detached period cottage with views
- Superbly situated in a desirable village
- Terrific charm and many period features
- Super garden full of interest
- Two reception rooms
- All bedrooms are well proportioned
- Separate bathroom and shower room
- Driveway parking and garage
- Super village with pub
- Easily accessible to Junction 10 M40



The Location

Enjoying a fabulous position overlooking the village pond at the heart of this attractive and desirable village. Souldern is a small village situated approximately 6 miles to the north of Bicester. There are many fine period properties, a village hall, playing fields and a well regarded pub. The market town of Bicester provides for all everyday needs as well as offering commuter services to London Marylebone, Birmingham and Oxford. It is also on the new East-West railway line.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

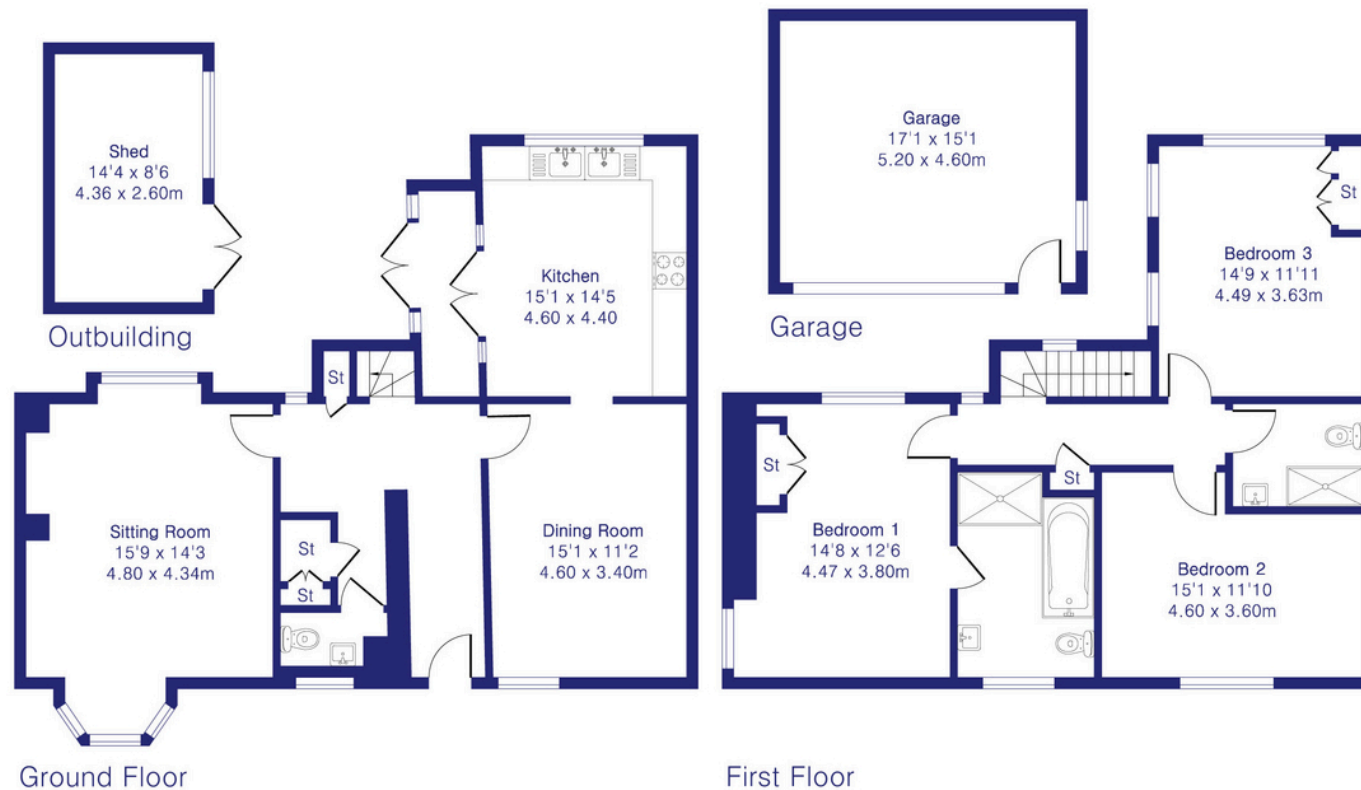
Approximate Gross Internal Area 1634 sq ft - 152 sq m (Excluding Garage & Shed)

Ground Floor Area 859 sq ft – 80 sq m

First Floor Area 775 sq ft – 72 sq m

Garage Area 257 sq ft – 24 sq m

Outbuilding Area 122 sq ft – 11 sq m



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