





Foxhill Barn, Souldern, OX27 7HS

Offers Over £1,250,000

The ultimate retreat from everything. Immersed in fields and beautiful views, a wonderfully modern house created from an 18th century barn

One for the classic car-loving hermit? C.3,000 sq feet of 18th century barn on its own among open fields, centring on a c.12 metre (36 ft) living room with a fully glazed West wall! Contemporary interior, highly energy efficient, two gated driveways plus a hardstanding for a double garage. NO CHAIN

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.

Finding a house that is genuinely free of any neighbouring property is rare to the point of impossible. That's why our client has gone through a process of creating a home from a dilapidated 18th century barn that extended to bringing every utility in across farmland... But the effort was worth it as what he has created is a home that's hugely spacious, very relaxed, and centres on a living area over 11 metres wide with the entire West wall glazed side to side and floor to elevated ceiling. The sunsets are nothing short of breathtaking.

And that's just the inside as the outside offers two drives and a hardstanding for a double garage, in addition to beautifully landscaped gardens. Combine that with approx 10 minute walk via a bridleway straight into idyllic Souldern village and the gorgeous Fox Inn, plus easy access to the M40/A43, Bicester North rail and Bicester/Brackley/Oxford amenities nearby and the list of reasons to purchase are compelling!



The front porch with its pair of glazed doors and flanking windows gives a little hint of the style and ethos of what lies beyond. It's neat, unfussy but stylish, functional and very modern. Just a few steps in and already the view of farmland through the c.12 metre West-facing glazing across the rear of the house is breathtaking. And we have barely entered... A utility room to the right is smart, bright and practical, with a range of units and a large sink. Next door, the first of up to five bedrooms offers another view of the farmland surrounding the house through French windows that open onto a peaceful deck. Generous dimensions include a range of wardrobes, and it also offers a smart, modern en-suite bathroom.

That same view and another pair of French windows grace the largest bedroom, next door. The intent to pamper is clear with a dressing area flanked by wardrobes either side, plus shelves and a fitted dressing table, beyond which the bedroom itself is light and thoroughly welcoming. And this time the en-suite is large enough to house a bath as well as a separate shower.

Opposite, a neat cloak room keeps clutter away from the hallway. Next to it the boiler room houses a large, pressurised hot water tank plus various vacuum chambers to ensure efficient high-pressure hot water flow. Thereafter a large bathroom continues the theme of modernity and neat styling, with ample space for a chest of drawers or similar.

Carry on along the hall and two further large bedrooms are just as impressive. The first offers a different view, towards the hedgerow with its profusion of birdlife. Its neighbour is even larger and faces the same way, this time with wardrobes built in. Another en-suite is fitted, mirroring the style of the utility with its pristine white cupboards topped off with timber. And the corner bath has a "soaker" shower overhead.

Unusually, there is also a cinema room. While a roof light would be a simple addition if desired, for a cinema room with a projector, natural light is unwise. Just add some surround sound and iMax has a rival! For its intended purpose this room is uniquely well designed, and it doubles as a further guest room when needed.

But the main focus is the living spaces. At the rear of the house the kitchen/day room, study and dining room are all designed to enjoying every moment of the West-facing view over endless farmland. The view really is uniquely lovely, offering full immersion in ever-changing seasons and sunsets, whether with the sliding doors open onto the full-width deck in the summer with a glass or two, or comfy behind them in the winter in the warmth of the wood burner.

With that view it's almost easy to forget the measure of the living space it lights. The kitchen manages to be both huge and welcoming, practical and stylish. A large breakfast bar-equipped island sits comfortably away from the units that run around two walls with a range cooker and a high quality sink flanked by granite work surfaces.





At the other end of the room the main seating area is so ample any suite sits comfortably here with room to spare. For scale, this one room is a little over 600 sq feet (58 sq metres) - that is a similar size to many two bedroom houses. And yet the relaxed layout ensures it never feels anything less than welcoming and cozy. Further rooms to either end are both double aspect, enjoying every bit of that same view. Used respectively as a dining space next to the deck on the right, and a study/home office on the left, they could just as easily be bedrooms/home gym/whatever required.

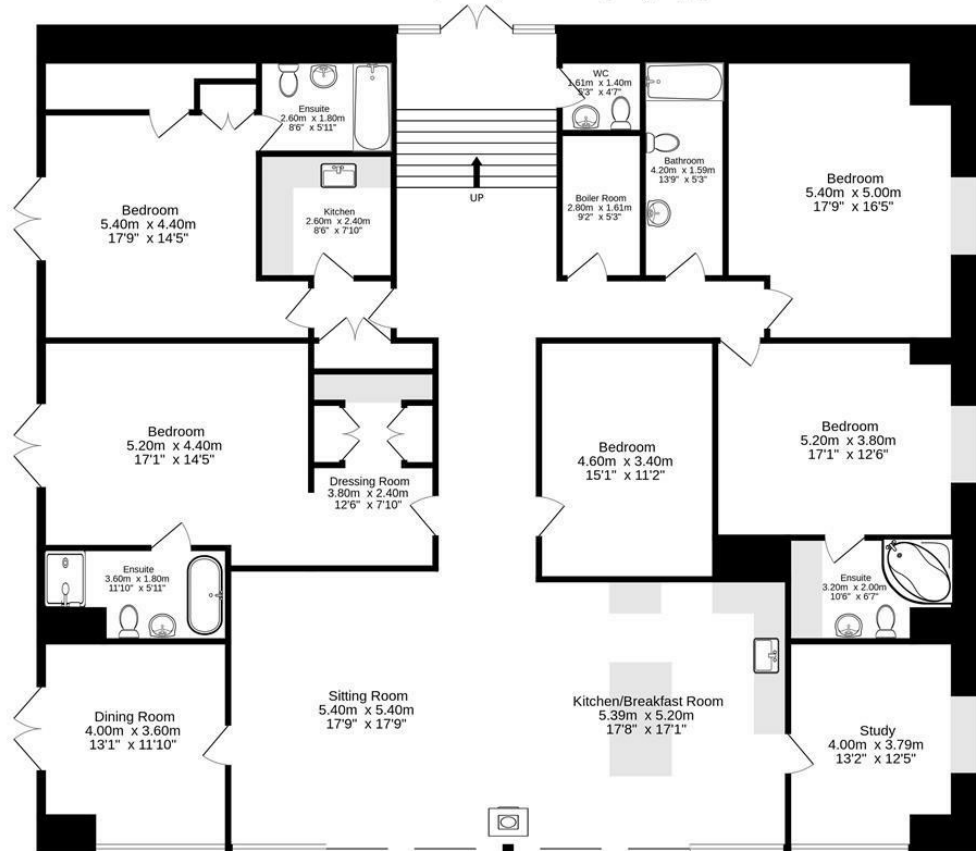
Outside, the lane leading to the house only serves the local farmer's field access and Foxhill Barn. Driveways to front and rear are both gated. The first is broad and gravelled with parking for a good number of cars, and as our client is a classic car collector, a temporary garage and a storage container currently sit to the right but these will be removed on sale. In their place there is ample space for all manner of ancillary structures to be erected (electricity supply already in place), subject to planning - please ask if you need further advice.

Beyond them, a broad expanse of lawn runs across to the far fence, beyond which is open farmland. A wide diversity of flowers, shrubs and other plants fill borders that run along the width of the plot. Steps flanked by stone-walled plant beds drop gently down to a further lawn that runs along the whole right side of the house next to the deck, with yet more planted borders against the post and rail.

At the rear of the house another multi-car driveway is sturdily enclosed by stone walling and some semi-mature trees, in the centre of which is a pair of thick timber gates. The double car port off to the side provides masses of sheltered storage; this could easily be converted for a wide range of other uses - again, please ask for further advice if required. There's also a shed plus a log store. And timber steps lead up, flanked by a slender planter bed in both directions, to the deck behind the kitchen. Our vendor tells us this is an almost daily spot for an evening drink or supper as the West-facing views and sunsets are some of the best in the County.



Ground Floor
268.9 sq.m. (2895 sq.ft.) approx.



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TOTAL FLOOR AREA : 268.9 sq.m. (2895 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR code:



| 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 | | 40 | 46 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Mains water, electric, drainage
Cherwell District Council
Freehold
Council tax band G
£3,986-69 p.a. 2025/26

- Fantastic field views
- Huge kitchen/day space
- Three en-suites & bathroom
- Stunning natural light
- Dining room & study
- Just over an acre
- Four main bedrooms
- Cinema room/5th bed
- 2 drives & space for garages

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

To discuss this property or to arrange a viewing please call, or drop us a line
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