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Greystones, Bates Lane, Souldern, OX27 7JU

£775,000

A unique opportunity to purchase a rarely available Grade II listed stone-built period cottage, with an abundance of character features, a number of stone-built outbuildings on a fabulous plot extending to 0.45 of an acre, enjoying far-reaching views across open farmland in the desirable village of Souldern.

Located in an enviable position within the attractive Oxfordshire village of Souldern, Greystones offers the opportunity to update a much-loved period home and convert the former farm buildings for a number of purposes, subject to planning permission.

Bursting with character features, including exposed beams, Inglenook fireplaces, pretty window seats, and elm floorboards, Greystones could be your idyllic country retreat, whilst being within easy access of commuter links to London and the M40 going north.

The entrance hallway leads to the surprisingly large sitting room, with two wood-burning stoves and pretty window seats; it's the perfect place for family gatherings and entertaining.

The kitchen is fitted with floor- and eye-level units, along with space for appliances. It also has access to the utility room, which has a shower, and to the rear of the property via an enclosed porch.

The dining room has plenty of space for a dining table and chairs.

A W.C. off the entrance hallway, completes the ground floor accommodation.

Stairs off the hallway also lead down to the Cellar, which provides a fantastic storage space.

The first floor has three double bedrooms, each with fitted wardrobes, and a family bathroom.

Stairs from the landing lead to the fourth bedroom on the second floor.

Outside, there is no doubt the garden has been a much-loved feature of this charming character property.

Original drystone walls lend themselves as the backdrop to an extensive area laid to lawn, with an orchard providing a huge variety of fruit, and an enclosed area with a feature well by the front porch from which to enjoy the far-reaching views and changing colours on the trees.

The keen gardener won't be disappointed because there is a well-established vegetable garden and a greenhouse.

Gated access leads to the side of the property where there is ample parking for numerous vehicles.

It also leads to the outbuildings. Formerly farm buildings, they offer huge potential to be utilised for a number of purposes, subject to the usual planning permissions.

Souldern is one of North Oxfordshire's most attractive and sought-after villages, offering a wonderful balance between peaceful rural living and excellent connectivity. Surrounded by beautiful rolling countryside, the village enjoys a thriving community centred around its historic parish church, village hall and highly regarded public house, whilst numerous footpaths and bridleways provide exceptional opportunities for walking and cycling.

Despite its rural setting, Souldern is exceptionally well connected. The nearby market towns of Bicester, Banbury and Brackley provide an extensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and healthcare services.

For commuters, the location is particularly convenient. Junction 10 of the M40 is just a short drive away, providing swift access south towards Oxford, the M25 and London, and north towards Birmingham. Oxford itself is readily accessible by road in around 30 minutes.

Rail connections are equally impressive, with nearby stations at Bicester North and Bicester Village offering regular services to London Marylebone, while Banbury provides direct services to both London Marylebone and Birmingham. Oxford Parkway also offers fast connections into London, making the property ideally positioned for those seeking village living without sacrificing accessibility.

The area is also exceptionally well served by schooling, with an excellent selection of highly regarded primary and secondary schools nearby, together with renowned independent schools including Tudor Hall, Bloxham School, St Edward's Oxford, Oxford High School and the schools of central Oxford.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Dining Room, Kitchen, Utility Room With A Shower, W.C., Enclosed Porches To The Front and Rear Of The Property. Stairs From The Hallway Also Lead Down To The Cellar.

First Floor - Three Double Bedrooms, Each With Storage. Family Bathroom. Stairs From The First Floor Lead To The Second Floor, Which Has A Fourth Bedroom.

Outside - Extensive Front Garden, Including An Orchard With A Variety Of Fruit Trees, A Large Vegetable Garden, A Feature Well, Original Drystone Walls, A Detached Stone-Built Outbuilding, and Three Further Outbuildings, and Gated Access To Extensive Parking For Numerous Vehicles.

Freehold Property,
The Property Is Grade II listed and Located In A Conservation Area
Local Authority - CDC
Council Tax Band - G

Services:
Mains Water
Mains Drainage
Heating - Storage Heaters, Electric Heater and Wood-Burning Stoves
Broadband - Gigaclear - Check Speed With Ofcom
Mobile Phone Coverage - Check With Ofcom

















Approximate Gross Internal Area 2174 sq ft - 202 sq m
(Excluding Outbuilding)

Basement Area 174 sq ft – 16 sq m
Ground Floor Area 957 sq ft – 89 sq m
First Floor Area 889 sq ft – 83 sq m
Second Floor Area 154 sq ft – 14 sq m
Outbuilding Area 728 sq ft – 68 sq m





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