



# Rock Cottage

Guide Price £475,000  
Souldern, OX27

Tucked away in the picturesque village of Souldern, the Grade II Listed Rock Cottage is a beautifully presented stone-built home brimming with character and charm.

- GII Listed stone cottage
- Inglenook fireplace with logburner
- Tiered garden with open rural views
- Convenient access to London
- Tenure Freehold
- Beautifully presented
- Three bedrooms | two bathrooms
- Dedicated dining room
- Very popular village
- EPC rating E & council tax D



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





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Upon entering, the spacious reception room is the heart of the home, featuring a striking inglenook fireplace with a working log burner—perfect for cosy evenings curled up by the fire. Beyond, the dining room boasts another feature fireplace, making it an ideal spot for dining and entertaining guests. In the same room, clever built-in storage opens to make a desk space, ideal for home working. At the rear, the bright and inviting cottage kitchen, complete with a Velux window and wooden worktops, provides a lovely space to cook and entertain. Upstairs, two double bedrooms, each with built-in storage, share a stylish family bathroom. The top floor is dedicated to an characterful principal suite, offering a peaceful escape with its own en-suite shower room.

Outside, the pretty multi-tiered terrace garden provides a serene space, with an elevated decked seating area at the rear that enjoys wonderful open rural views. A truly beautiful home in a sought-after village location.

Souldern is a popular, charming and historic village nestled in the Oxfordshire countryside, offering a perfect blend of rural tranquility and community spirit. Characterised by its beautiful stone cottages, winding lanes, and scenic surroundings, the village boasts a strong sense of heritage. Amenities include an excellent traditional village pub, an historic and picturesque church and excellent walking trails. Conveniently located in between Bicester and Banbury, with easy access to the M40, Souldern is an idyllic spot for those seeking a peaceful village lifestyle while remaining well-connected. Regular train services from both Bicester and King's Sutton mean access to London in well under an hour.

- o Tenure: Freehold
- o Local Authority: Cherwell
- o Council Tax Band: D
- o Utilities: Mains electric, drainage & water. Oil-fired central heating





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	94
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	44
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Rock Cottage, The Hill, Souldern, Bicester, Oxfordshire  
 Approximate Gross Internal Area  
 112 Sq M/1206 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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