



# DOVECOTE

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This impressive barn conversion seamlessly combines contemporary comfort with original character. The open-plan ground floor features flagstone flooring throughout the living and dining areas, centred around a charming inglenook fireplace. The dining space flows into a high-spec, traditional shaker-style kitchen with granite worktops and integrated appliances, creating a stylish and practical hub for modern living.

Upstairs, there are three bedrooms, including two spacious doubles and a versatile single bedroom or study with built-in storage and a fitted desk. The family bathroom boasts a roll-top bath, complemented by an en-suite shower room to the principal bedroom.

Outside, the property offers a private courtyard garden, a garage, and ample off-street parking.

## GUIDE PRICE

**£600,000**



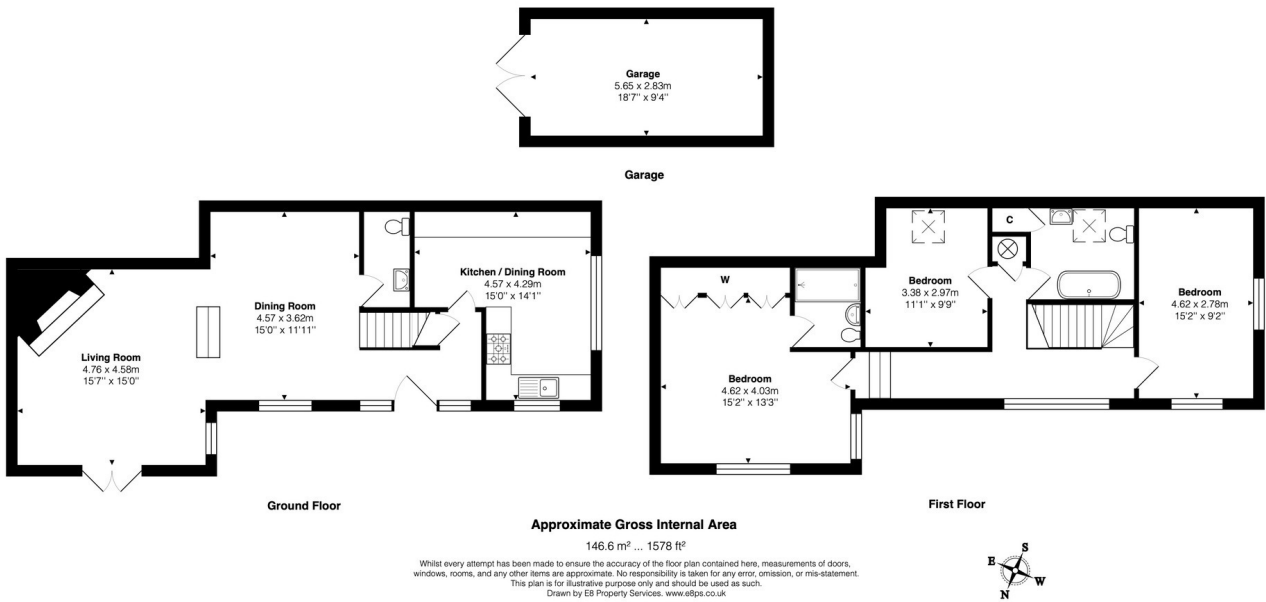
Courtyard











**Council Tax:**  
Band F

**Parking:**  
Off-street parking & Garage

**Local Authority:**  
Cherwell District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



# “LOCATION COMMENT

*Souldern is a picturesque, tranquil village in north Oxfordshire, ideally located between Bicester and Banbury. It offers a peaceful rural setting with charming stone cottages and historic character, while still providing convenient access to major roads (M40) and rail links. The village has a strong sense of community, with amenities including a local pub, village hall, church, play areas, and open spaces. Surrounded by beautiful countryside, Souldern is perfect for families, professionals, and anyone seeking a relaxed, country lifestyle without being isolated.*





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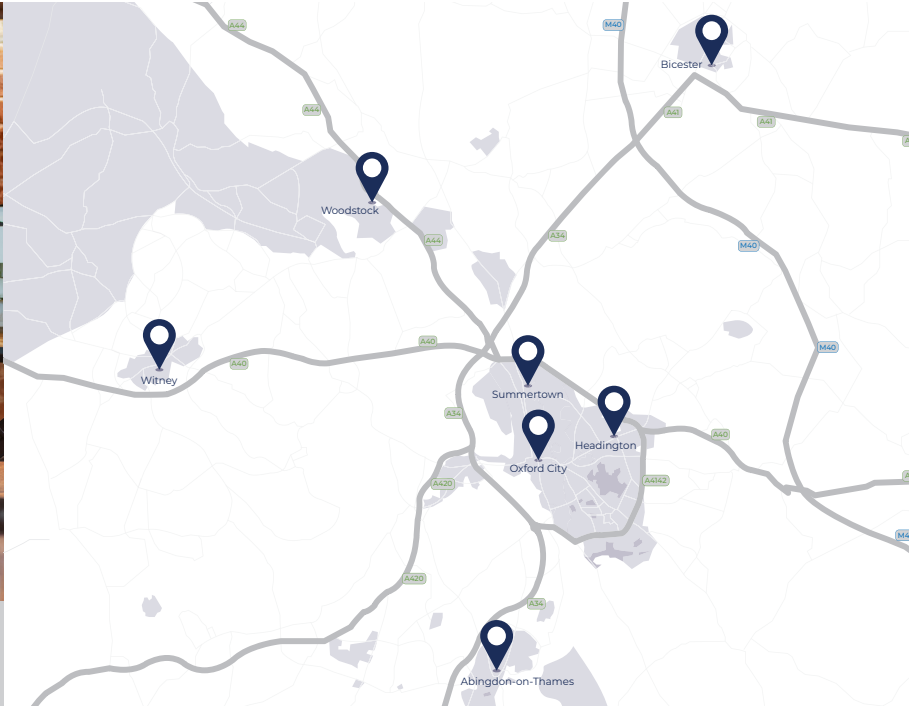
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**FROM LEFT:**  
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Ken Cunha Lin



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