

# DOVECOTE

SOULDERN

Breckon & Breckon  
est. 1947

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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.

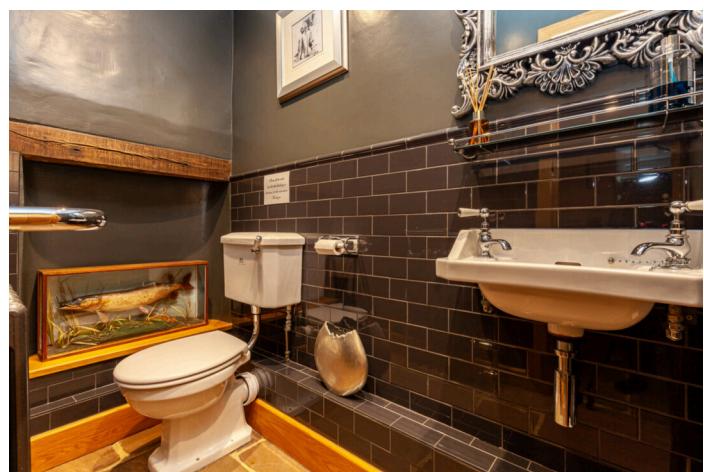
## GUIDE PRICE

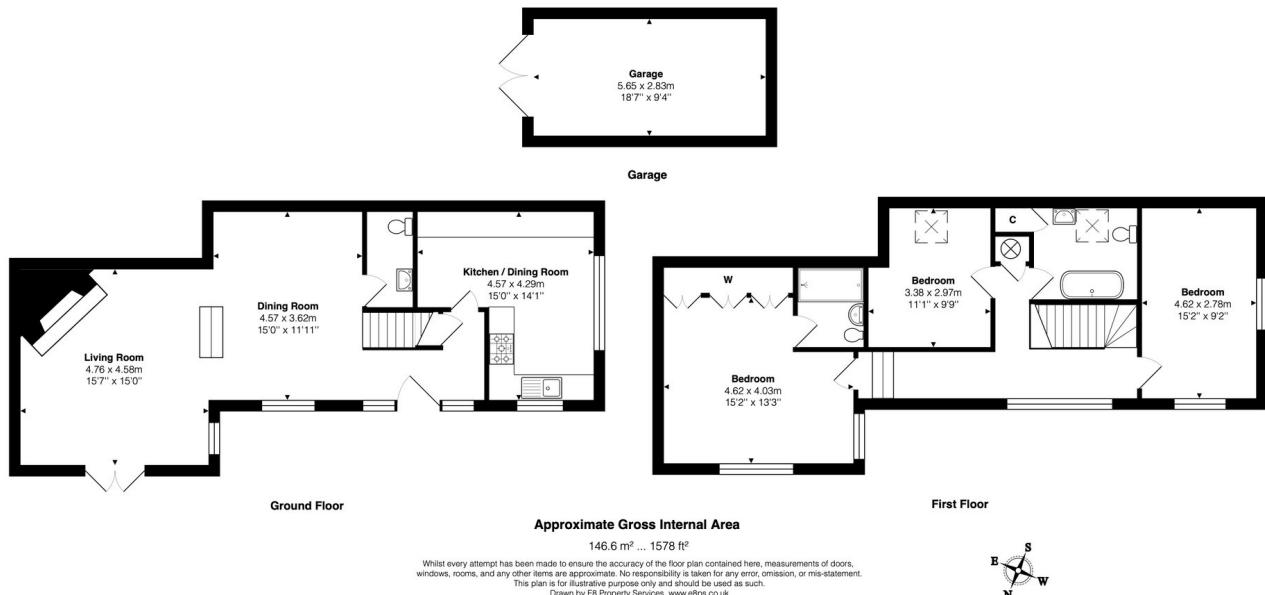
£600,000



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		
55-68	D	60 D	74 C
39-54	E		
21-38	F		
1-20	G		

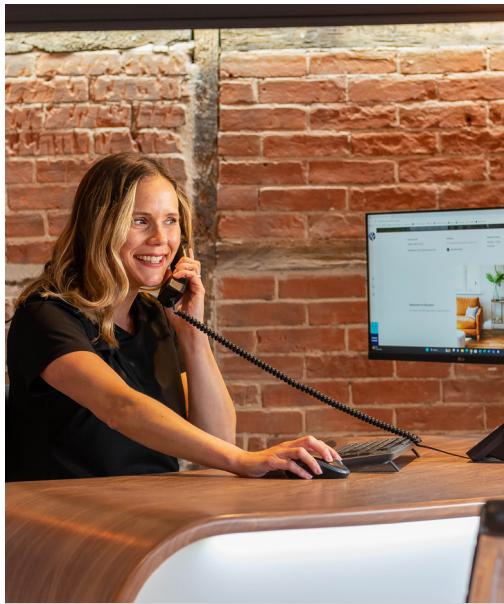
# LOCATION COMMENT

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.



## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon  
est. 1947



**Every office** has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

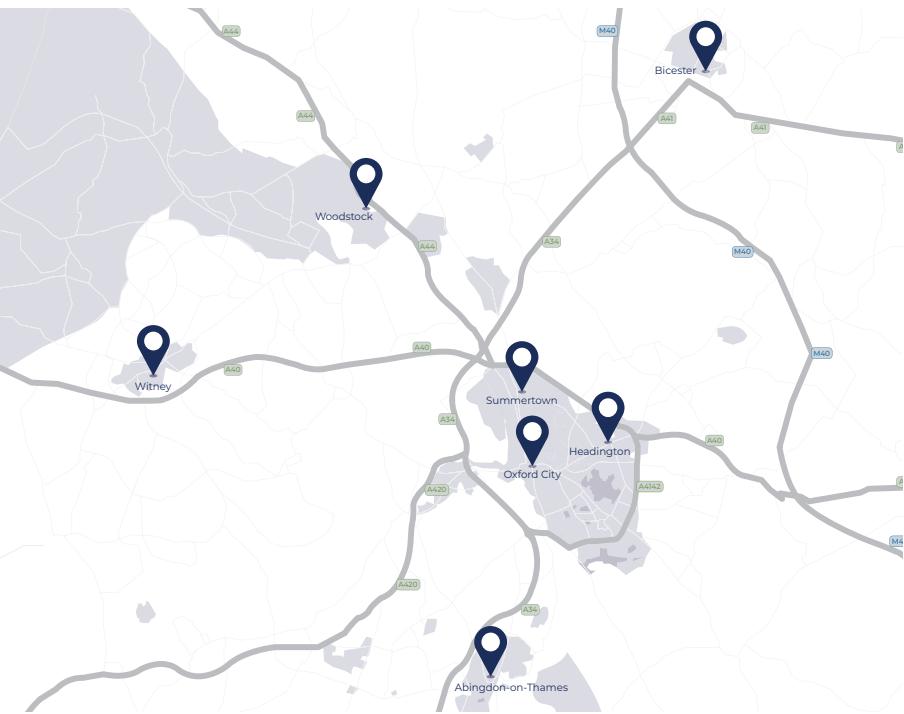
### Bicester Sales & Lettings

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Bicester  
Oxfordshire  
OX26 6AG

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**FROM LEFT:**  
Laura Conaty, Maxine Reynolds,  
Ken Cunhao Lin



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