





Chapel Row, Souldern, OX27 7JR

Offers Over £375,000

Picture your ideal mix of old world charm and style with modern ease of use, then come and visit this cottage...

In every respect, this gorgeous 2 bed cottage is in delicious decorative order, with beams and exposed stone aplenty. Tucked away through a stone arch, it is set off a pathway leading only to this and a handful of other cottages. Exquisite in every way! And NO CHAIN.

With history dating back 900 years, Souldern is one of North Oxfordshire's best kept secrets. While it is only 7 miles from Banbury, and a few minutes' drive from access to London and Birmingham, the village lies on a no-through-road in the heart of the countryside. The famous Bicester Village shopping venue is a short distance away together with further amenities in Bicester itself, from where there is a 45 minute rail service to London Marylebone. This unique village enjoys a caring community spirit, a popular pub, a church and a thriving village hall. It has its own pleasant wood a few minutes from the property and many other countryside walks nearby.

Chapel Row cottages are probably some of the oldest houses in the village. Blink and you might miss their location on the away past, so well hidden are they. A small entrance over cobbles brings you down a pedestrian walk between half a dozen cottages and their gardens. Once there the rest of the world melts away, as if traffic never existed. Number two is in particularly fine order, successive owners making it their obsession over recent years and consequently wherever you look the attention to detail is a joy. From wall timbers to stone floors, a range cooker to a large wood burner, all the lovely things are here! Just move in, and relax...



The front door opens into an elegant hall, wide enough for a table for keys, phone etc. Ahead to one side the stairs rise away from you, pleasingly well lit by the window on the landing above - and further natural light floods in from the window at the end. The stone floor under foot and beams overhead both draw you in, tempting with their character just as much as proving the standard of this property is high. On the left the cloak room is an example of excellent design, integrating exposed stone and an original window aperture with a stylish modern suite.

At the end of the corridor there are doors to either side. On the right, the kitchen is delightfully presented, with a comprehensive range of units on three sides that also include wood work surfaces. The range cooker and Belfast style sink really set the tone too - this room has been beautifully executed in a fashion that a consummate chef will appreciate. And with space for a breakfast table at the end, it is also practical for day to day life.

To the left of the hall, the living space is surprisingly generous. Further beams reinforce that cottage feeling. But they are not low-set hence do not make the room feel cramped, and being double aspect it enjoys excellent natural light. In fact, it's a good size with more than enough space to place a table to the front with ample room for book shelves etc to the alcoves on both sides. The fireplace is the central feature, with a deep Inglenook in the centre of which is a wood burner. The floor is slate tiled, which sets off brilliantly in contrast to the white of the walls.

Upstairs are two bedrooms. The master is instantly characterful with wall timbers that really are a treat for the eyes. A large bank of wardrobes and store cupboards has been fitted to the side, providing more than enough storage but with ample room to spare for a chest, side table and the largest of beds. The second bedroom, while more compact, is also a double - and this, too, features those lovely wall timbers. Serving both, the bathroom feels like it belongs in a more expensive property, such is the specification. A large shower has been fitted complete with thermostatic controls and smart modern tiling, and there is also a towel radiator.





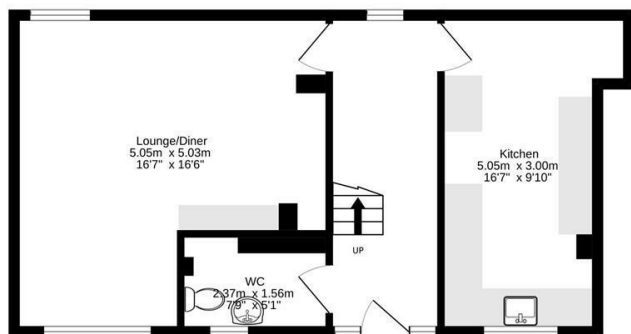
Outside, the space is just as appealing. As previously mentioned, the garden is bisected by the small path leading to just these few houses. Hence our vendors have created a paved area in front of the house for practicality such as bins and log stores, with room to spare for a couple of chairs to enjoy the sun. Then the majority of the garden has been landscaped, fenced in with elegant railings, a pergola fitted, several different levels with seating areas (ideal for entertaining) as well as lawn, and there is even a shed. We have added photos on the internet from Summer months as these do justice to the thought and care that has been applied. It is a truly lovely space.

Mains water, electric heating
Cherwell District Council
Council tax band D
£2,392-01p.a. 2025/26
Freehold

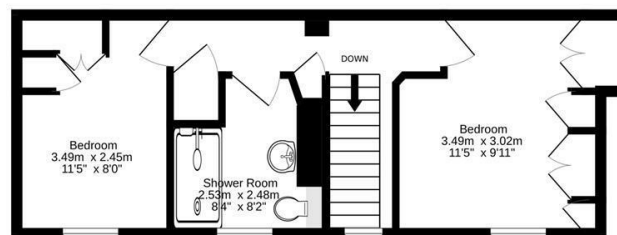




Ground Floor
46.8 sq.m. (504 sq.ft.) approx.



1st Floor
32.4 sq.m. (348 sq.ft.) approx.



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TOTAL FLOOR AREA : 79.2 sq.m. (852 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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- Fantastic condition, very stylish
- Lovely, large living/dining room
- Pretty garden
- Beams, stone, range cooker
- Comprehensively fitted kitchen
- Ideal village location
- 2 attractive bedrooms
- Shower room & cloak room
- No chain

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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