



Family house within 2 acres of garden and paddock

Magpie Cottage, Souldern, Oxfordshire OX27 7JD

Detached home in an elevated position • Generous accommodation • Dining room with vaulted ceiling • Countryside views • Garden and paddock • Off street parking

Local information

Souldern is a popular village situated on the edge of the Oxfordshire/ Northamptonshire border. There is a parish church, public house/restaurant, The Fox, Village Hall, children's playground and playing field.

The nearby market town of Banbury caters for the everyday requirements whilst for more extensive facilities, at Bicester Shopping Village 7.5 miles, or Oxford is within 17 miles.

The village lies within the catchment area for Fritwell Primary School with secondary education available at Bicester or Banbury. Local private schools include Winchester House, Carduus, Stowe, Bloxham and Tudor Hall, in addition to a number in Oxford, including The Dragon School, St Edwards, Magdalen, Abingdon, Radley College and Headington girls school.

Mainline railway station at Banbury offers services to London Marylebone in approx. 55 mins, or Bicester to London (Marylebone) in approx. 46 mins. M40 junction 10 is about 3 miles.

Approximate distances: Oxford 17 miles, Banbury 8.5 miles (London Marylebone by rail approx 55 mins), Bicester 7 miles London (Marylebone) 46 mins.

About this property

Magpie house is a detached property built of stone with a slate roof situated in the village in an elevated position. It has oak bespoke windows and underfloor heating throughout and offers fantastic open plan living for any family. The garden and paddock are situated so the house has easy access to both with stunning views from the main reception rooms and bedrooms.

Entrance porch leads through to the utility/boot room with sink and built in cupboards. Oak flooring runs throughout the ground floor giving a seamless flow of the ground floor living space. A bespoke kitchen with large central island unit/ breakfast bar. There is a 6 ring electric Rangemaster fan oven and built in Hotpoint dishwasher. The dining room has double glass doors out to the terrace with vaulted ceiling benefiting from the natural light which floods through into both rooms. The adjoining sitting room, with generous proportions, has a wood burning stove as the main focal point with double doors leading through to the main reception hall. From here is access to the study, perfect for home working, front entrance porch and stairs to the first floor.

On the first floor are four bedrooms and the family bathroom. The principle bedroom with contemporary en suite shower room and dressing room area has views over the paddock and gardens.





Bedroom two has an en suite shower, and then a further two bedrooms.

Outside the house has a gravel drive with parking for several cars. The gardens surround the property with the majority of the garden to the rear, mostly laid to lawn. There is a paddock with recently planted orchard and young trees in all about 2 acres, fenced with post and rail fencing. There is right of way over the neighbouring drive for access to the paddock. This house would suit a family or those looking to get out of the city to enjoy the benefits of the open countryside.

DIRECTIONS

From the M40 (junction 10) take the A43 towards Brackley/ Northampton. At the first roundabout turn left onto the B4100 to Aynho and take the left turn to Souldern. On entering the village the property can be found about half way down the hill on the right hand side.

SERVICES

Mains Water, electricity and drainage. LPG, gas central heating. BT/broadband connected subject to the usual transfer regulations.

LOCAL AUTHORITIES

Cherwell District Council
Tel :01295 227001

COUNCIL TAX BAND: F

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills



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Gross internal area (approx) 1,694.58 sq ft

Outbuildings 127.74 sq ft

Total 1,822.31 sq ft



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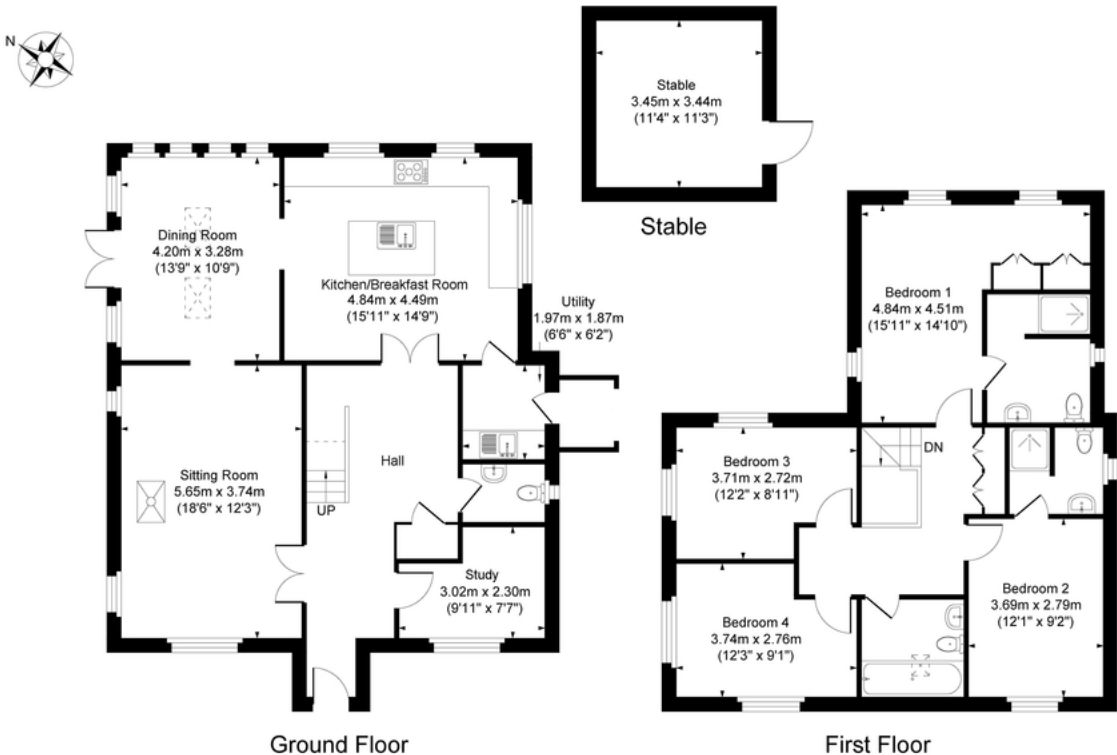
sgannon@savills.com

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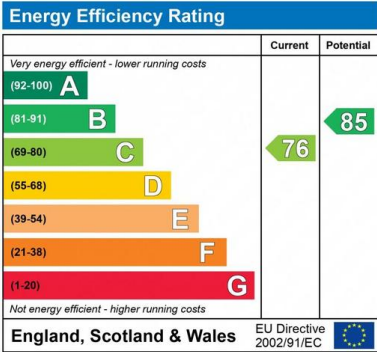
Main House Approx. Gross Internal Area:- 157.43 sq.m. 1694.58 sq.ft.

Stable Approx. Gross Area:- 11.86 sq.m. 127.74 sq.ft.

Total Approx. Gross Area:- 169.29 sq.m. 1822.32 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
www.dmlphotography.co.uk



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