

Inkerman House

Souldern

Mark David

ESTATE AGENTS



INKERMAN HOUSE

SOULDERN, BICESTER OXFORDSHIRE, OX27 7HS

An exceptional and bespoke six bedroom country residence set in approximately 2.4 acres amid open countryside with a separate detached three bedroom annex with four car garage and two carports below.

Brief Ground Floor Accommodation

Reception Hall, Two Cloakrooms, Drawing Room, Family Room, Sitting/Games Room, Garden Room, Study, Kitchen/Breakfast Room, Utility Room.

Brief First Floor Accommodation

Principle Bedroom with En-Suite and Dressing Room.
Two further Double Bedrooms with En-Suite Shower Rooms.
Fourth Double Bedroom and Family Bathroom.

Brief Second Floor Accommodation

Two Double Bedrooms, Lounge and Shower Room.

In all about 5,232 sq.ft./ 486 sq.m.

Brief Annex Accommodation

Kitchen/Living Room, Three Bedrooms, Two with En-Suite Facilities,
Gym/Media Room, Utility and Fully Functional Wet Room.
Four Garages, Two Carports.
A Further Oak Framed Double Carport is located with the Property Grounds.

Annex Approximately 1,120 sq.ft./ 104 sq.m.

Guide Price: £2,650,000





THE PROPERTY HAS BEEN MUCH IMPROVED AND EXTENDED IN RECENT YEARS TO AN EXTREMELY HIGH STANDARD TO PROVIDE THE PERFECT FAMILY HOME FOR ENTERTAINING.

THE PROPERTY IS LOCATED BEHIND ELECTRIC GATES WITH A SWEEPING GRAVEL DRIVEWAY THAT LEADS UP TO THE IMPRESSIVE FACADE OF THE PROPERTY AND DOWN TOWARDS THE DETACHED THREE BEDROOM ANNEX, WITH FOUR CAR GARAGE, TWO CAR PORTS AND A FURTHER DOUBLE CAR PORT WITHIN THE PROPERTY. THE FULLY INSULATED REMOTE ELECTRIC DOORS ARE IDEAL FOR A CAR COLLECTION OR STORAGE OPTION.

BEHIND THE IMPRESSIVE WOODEN DOOR LIES A WELCOMING RECEPTION HALL, PROVIDING ACCESS TO THE STUDY, CLOAKROOM, KITCHEN/BREAKFAST ROOM, DRAWING ROOM, GARDEN ROOM, AND FAMILY ROOM.

AT THE HEART OF THE HOME IS AN IMPRESSIVE AND FULLY EQUIPPED KITCHEN/BREAKFAST ROOM, WITH ALL APPLIANCES EITHER BUILT-IN OR SEAMLESSLY INTEGRATED, COMPLEMENTED BY A WOOD-BURNING STOVE. BI-FOLD DOORS OPEN UP TO A DELIGHTFUL AREA PERFECT FOR ENTERTAINING.

A UTILITY ROOM AND CLOAKROOM, IS ACCESSED FROM THE KITCHEN/BREAKFAST ROOM AND PROVIDES REAR ACCESS TO THE GARDEN.

THE DRAWING ROOM, GARDEN ROOM, FAMILY ROOM, AND SITTING/GAMES ROOM ALL BENEFIT FROM BI-FOLD/FRENCH DOORS WHICH PROVIDES SUPERB VIEWS OF THE GARDENS AND FIELDS BEYOND.

THE ADDITION OF WOOD-BURNING STOVES BRINGS WARMTH AND CHARM TO BOTH THE DRAWING ROOM, FAMILY ROOM AND KITCHEN/BREAKFAST ROOM.

THE SITTING/GAMES ROOM FEATURES ITS OWN SET OF STAIRS THAT LEADS DIRECTLY TO THE THIRD BEDROOM EQUIPPED WITH AN EN-SUITE SHOWER ROOM. THIS BEDROOM CAN ALSO BE REACHED VIA THE MAIN LANDING, MAKING IT AN EXCELLENT OPTION FOR SUPPORTED OR INDEPENDENT LIVING ARRANGEMENTS, A NANNY, OR AN ELDERLY FAMILY MEMBER.

TO THE FIRST FLOOR THERE IS A MAIN LANDING, PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING ROOM. THERE ARE TWO FURTHER DOUBLE BEDROOMS BOTH WITH ENSUITE FACILITIES AND ANOTHER DOUBLE BEDROOM WITH THE MAIN FAMILY BATHROOM ACROSS THE LANDING.

TO THE SECOND FLOOR YOU WILL FIND TWO DOUBLE BEDROOMS, LOUNGE AND SHOWER ROOM, A PERFECT SPACE FOR TEENAGERS.

OUTSIDE THERE IS APPROXIMATELY 2.4 ACRES OF WELL-TENDED GARDENS WITH PLANNING PERMISSION FOR A TENNIS COURT. ALTERNATIVELY, THE ACREAGE COULD BE USED FOR GRAZING AS THERE ARE A COUPLE OF STABLES WITH DIRECT ACCESS LOCATED AT THE REAR OF THE PROPERTY.

THE ANNEX WHICH IS APPROXIMATELY 1,120 SQ FT/104 SQ M, BENEFITS FROM THREE BEDROOMS, TWO WITH EN-SUITE FACILITIES, A KITCHEN/LIVING ROOM, UTILITY, FULLY FUNCTIONAL WETROOM, AND A GYM/MEDIA ROOM.



SITUATION & AMENITIES

Souldern is a charming village located on the southern edge of North Oxfordshire, near the border with Northamptonshire. This idyllic village is known for its tranquil rural setting, surrounded by rolling countryside and scenic landscapes. Souldern features a collection of historic cottages, traditional stone houses, and lush gardens, offering a quintessential English village experience.

The village is characterised by its peaceful atmosphere, friendly community, and beautiful architecture. With narrow lanes, a village green, and a local pub, Souldern exudes a timeless charm. Despite its serene ambience, Souldern is well-connected to nearby towns and cities, making it a desirable location for those seeking a balance between rural living and accessibility to urban amenities.

DISTANCES

Bicester c. 7 miles

Banbury c. 9 miles

Chipping Norton c. 16 miles

Oxford c. 21 miles

Stratford Upon Avon c. 39 miles

Birmingham c. 64 miles

London c. 69 miles

M40 Access c. 4 miles

London via Bicester c. 43 minutes

Oxford to London Paddington c. 1 hour





SERVICES

The property has oil fired central heating throughout. Mains water and electricity are connected to the property, with private drainage.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

Cherwell District Council
Council Tax Band: E

VIEWINGS

Strictly by prior appointment only with the agents,
Mark David Estate Agents, Deddington
01869 338898



Approximate Gross Internal Area

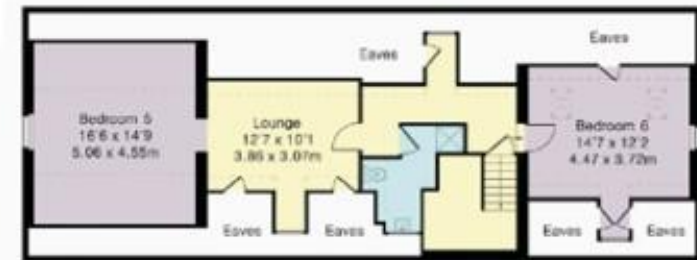
Ground Floor = 257 sq m / 2,766 sq ft

First Floor = 154 sq m / 1,659 sq ft

Second Floor = 75 sq m / 807 sq ft

Total = 486 sq m / 5,232 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.



Second Floor



First Floor

Mark David

ESTATE AGENTS

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Branches also at: Banbury, Chipping Norton & London

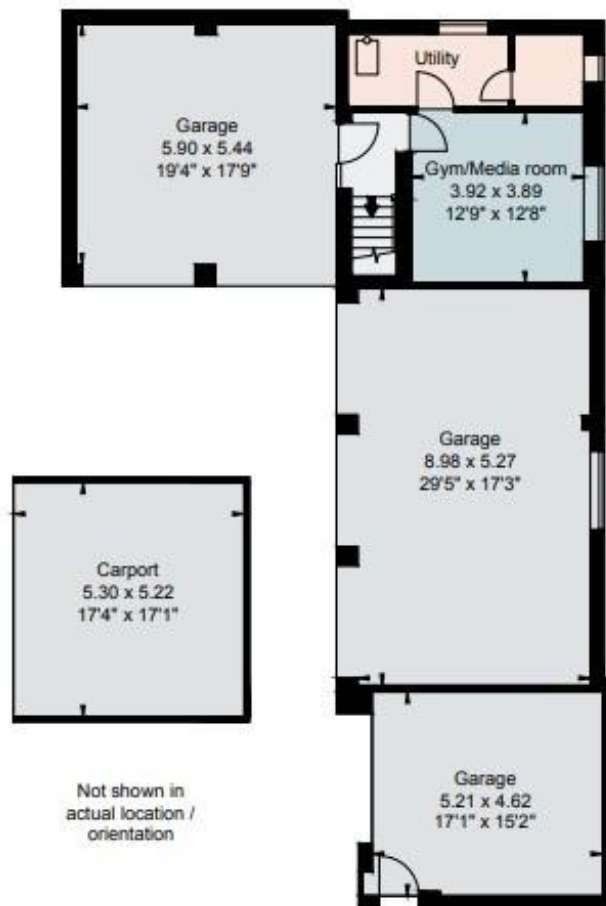
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Important Notice

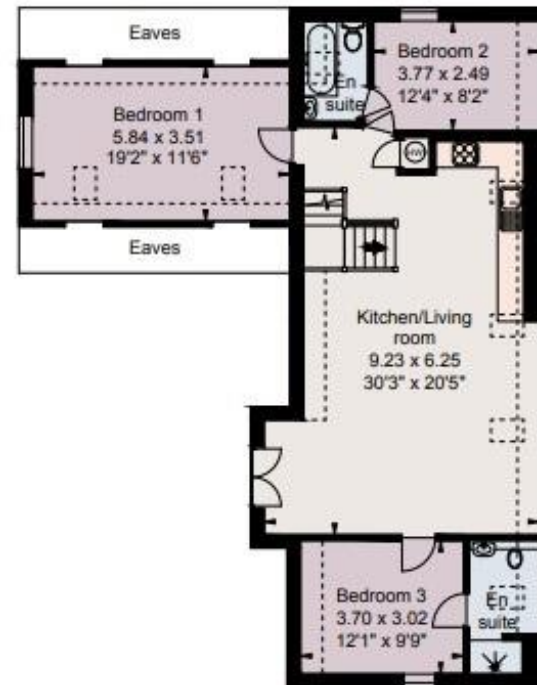
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M1206



Outbuilding
Ground floor



Annexe
First floor

Approximate Gross Internal Area
Annexe = 104 SQ M / 1,120 SQ FT

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