

PARK HOUSE

Magazine 



THE
COUNTRY
HOUSE
DEPT.



• PARK HOUSE •



PARK *House*

Souldern, Bicester, Oxfordshire, OX27 7LA



Park House is a very attractive four-bedroom detached house, quietly positioned on a no-through road in the picturesque and much sought after Oxfordshire village of Souldern. Located within the village's conservation area, the house is nestled between a number of beautiful historic properties and mature woodland, beyond which lies Aynho Park and many local footpaths.

The house offers well-proportioned and beautifully presented accommodation arranged over two floors, with generous and welcoming living spaces and four bedrooms providing plenty of space for family life, home working and guests. Surrounding the house are mature and well maintained gardens, with several areas for entertaining, including a large patio to the rear of the house.

Park House's position combines the tranquillity of a rural setting with the character and community of a traditional village, which includes the very popular pub, The Fox Inn. The surrounding landscape provides a wonderful backdrop for this exceptional property with many opportunities for walking and enjoying the countryside.

While Park House has provided a very comfortable family home to the current owners for 12 years, the property also has scope to extend to the western side (subject to obtaining necessary planning consents), creating a large open plan kitchen diner, utility room basement and another bedroom with en-suite bathroom upstairs.







THE FINER *Details*

Bedrooms

4

Reception Rooms

4

Bath/Shower Rooms

2

Home Office

What3Words

///aunts.damage.prospered

Co-Ordinates

51.980012 , -1.2463568

Services

Oil fired central heating

Electric Aga

Mains drainage

EPC

Band E

Council Tax

Band G

Local Authority

Cherwell District Council















ABOUT THIS *Area*



Souldern is a delightful and highly regarded village situated on the Oxfordshire/Northamptonshire border, approximately 8 miles north of Bicester. Set amidst attractive rolling countryside, the village enjoys a peaceful and distinctly rural atmosphere, whilst remaining conveniently placed for access to Oxford, Bicester and the surrounding market towns.

The village has a strong sense of community and an attractive mix of period properties, many built in local stone and dating from the 17th, 18th and 19th centuries. At the heart of the village is the Fox Inn, a traditional country pub which provides a welcoming focal point for the local community. Together with the parish church and surrounding period houses, it contributes to Souldern's particularly attractive and unspoilt village character.

Souldern is particularly well placed for those seeking a country lifestyle without sacrificing accessibility. Bicester provides an excellent range of shopping, leisure and recreational facilities, together with Bicester North and Bicester Village railway stations offering fast services to London Marylebone. Oxford is also readily accessible by road, while the M40 is within easy reach.

The surrounding countryside offers excellent opportunities for walking, cycling and riding, making Souldern an appealing choice for those looking to enjoy the best of rural Oxfordshire.























POINTS OF *Interest*



Villages, Towns & Cities

Aynho 2 miles
Bicester 7 miles
Banbury 8 miles
Oxford 18 miles
London 68 miles

Pubs & Restaurants

The Fox Inn, Souldern
The Bell Inn, Adderbury
The Rose & Crown, Charlton

Train Stations

Bicester North 7 miles
(London Marylebone from 41 minutes)
Bicester Village
(London Marylebone from 52 minutes)
Banbury
(London Marylebone from 55 minutes)

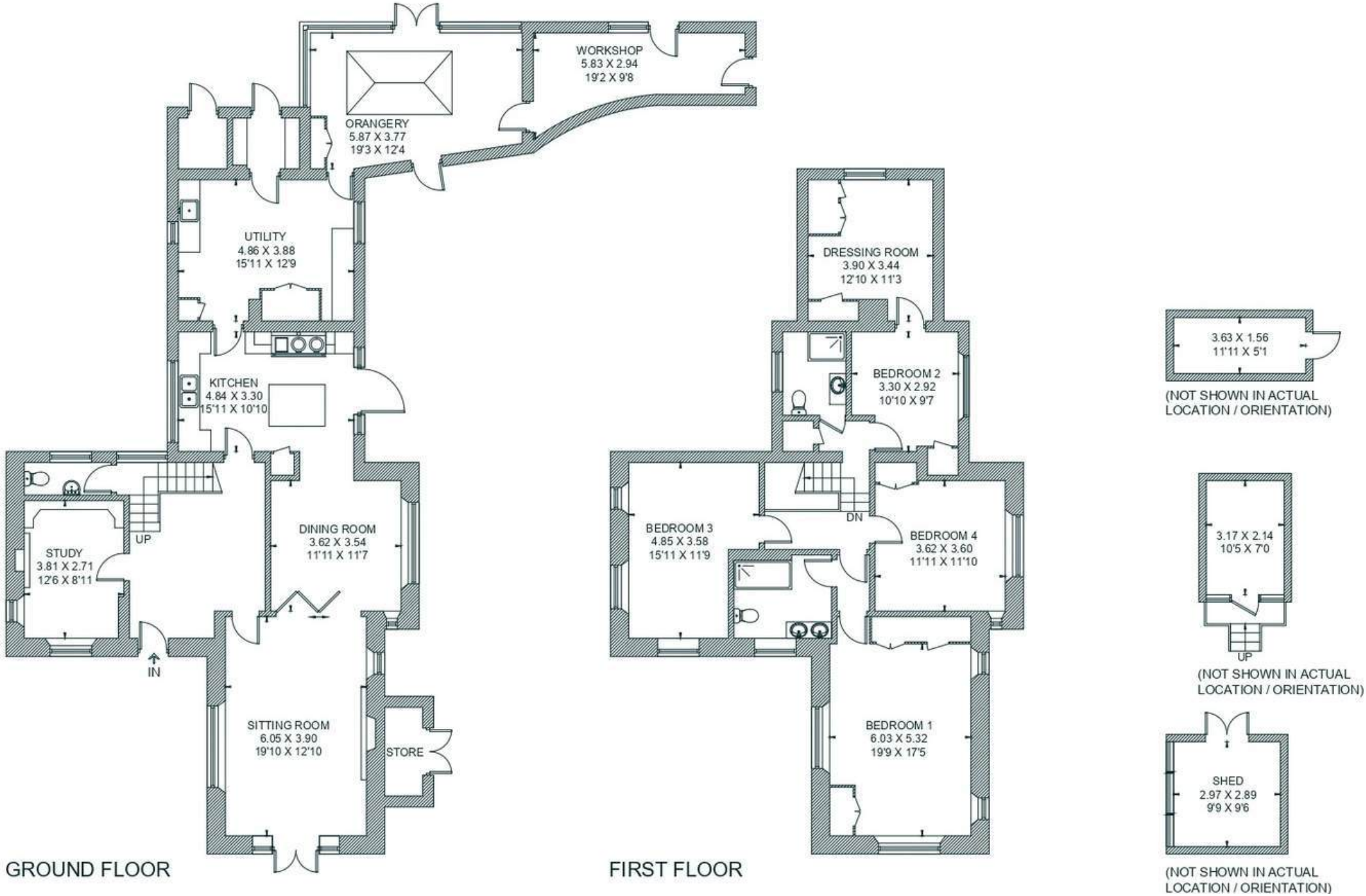
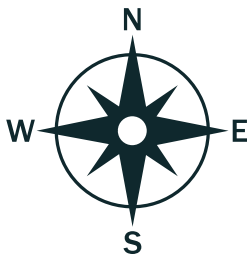
Airports

Luton Airport 48 miles
Birmingham Airport 51 miles
Heathrow Airport 57 miles



FLOORPLANS

Park House



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114884

Total - 265.5 sq m / 2858 sq ft
Approximate Floor Area - 248.4 sq m / 2674 sq ft | Outbuildings - 17.1 sq m / 184 sq ft (Excluding Shed)

AREA GUIDE

Oxfordshire 🏡

Oxfordshire offers an appealing blend of beautiful countryside, historic villages and an exceptional choice of shopping, culture, dining and leisure. The university city of Oxford is within easy reach, renowned for its architecture, museums, galleries, restaurants and vibrant cultural scene.

Bicester provides excellent everyday amenities, alongside the internationally renowned Bicester Village, home to an impressive collection of designer and luxury brands. Nearby, Blenheim Palace and its magnificent parkland offer one of the region's most celebrated cultural and leisure destinations.

For those seeking exceptional interiors, RH England at the historic Aynho Park provides a spectacular setting for Restoration Hardware's collection.

Soho Farmhouse, set within 100 acres of Oxfordshire countryside near Great Tew, offers a distinctive members' club experience with restaurants, spa facilities and a range of leisure activities.

With its picturesque villages, rolling countryside and excellent connections, North Oxfordshire combines rural tranquillity with an enviable selection of sophisticated amenities and experiences



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*

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