

An exceptional and substantial family home with separate annexe and extensive garaging set in 2.4 acres.

Distances

Bicester 7 miles (London Marylebone 46 minutes), Banbury 8 miles (Birmingham New Street 48 minutes), Brackley 8 miles, M40 J10 3 miles, M1 J15A 25 miles, London 66 miles, Soho Farmhouse 10 miles, Oxford 20 miles (Distances and times approximate).

The Property

Inkerman House is a splendid and extensively improved modern country house, set in approximately 2.4 acres of beautiful countryside. This property includes a detached annex with three bedrooms above four garages and two car ports, making it perfect for a private family life and entertaining.

The renovations and extensions of the house have been comprehensive and thoughtfully executed. High-quality fittings, bespoke carpentry, and a spacious kitchen are just a few of the highlights. The appealing facade leads into a grand reception hall, central to the main living spaces. The layout ensures that the principal reception room along with the more convivial kitchen/breakfast room flow seamlessly with the garden. The kitchen is a fabulous space with ample storage, a large central island, and a seating area with a lantern roof, leading to a covered entertaining and BBQ area. The sitting room and utility room provide additional functionality and comfort.

The upstairs layout is equally impressive. The west wing is dedicated to a luxurious suite with a ensuite dressing room and bathroom with separate shower. The other bedrooms offer generous storage, great views and ensuite facilities. The top floor is designed with children in mind, featuring spacious bedrooms, a shower room, and a lounge area. The annex adds further value, with four garage spaces, a gym/media room, a vast kitchen/living room, and three bedrooms, two of which are ensuite. The grounds are beautifully landscaped, with a variety of plants, seating areas, and planning permission for a tennis court.

















Situation

Located on the edge of the charming village of Souldern on the North Oxfordshire border, the house sit amongst rolling countryside whilst well-connected to amenities. Souldern is known for its seclusion, and historical roots, with features like The Fox Inn pub/restaurant, a Norman church, a chapel, a village hall, and sports field. There is excellent access to numerous independent schools in Oxford, local prep schools include Carrdus (Overthorpe), Winchester House (Brackley), St John's Priory (Banbury), Beachborough (Westbury) and Cothill House (Abingdon). Nearby public schools include Tudor Hall, Stowe, St Edwards Oxford and Bloxham. There are mainline train stations to London and Birmingham from Banbury and Bicester. Private members club Soho Farmhouse is less than 11 miles away and Daylesford Organic Farm Shop and Bicester Village are also with easy reach.















Directions (OX277HS)

For directions please contact sole selling agent Knight Frank.

Property information

Services: Mains electricity and water. Oil central heating.

Tenure: Freehold

Local Authority: Cherwell District Council - 01295 227001

EPC: D

Council Tax Band: E

Viewings

By appointment through sole selling agent Knight Frank.



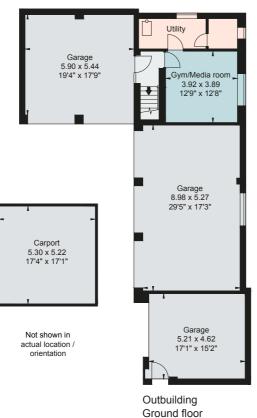


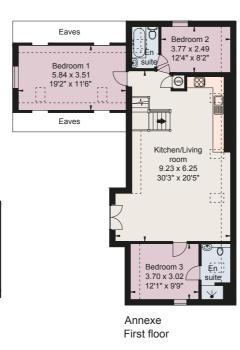












Approximate Gross Internal Area

Annexe = 104 sg m / 1,120 sg ft

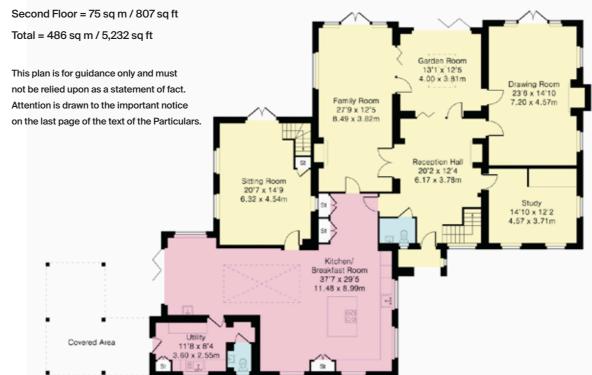


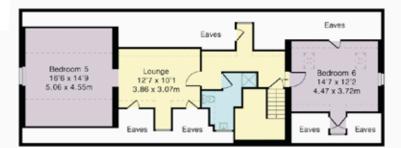
Approximate Gross Internal Area

Main House

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

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





Second Floor



First Floor

Knight Frank Oxford 274 Banbury Road

I would be delighted to tell you more

Ground Floor

Summertown Harry Sheppard Oxford 01865 264879

OX27DY harry.sheppard@knightfrank.com

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement. Particulars dated July 2024. Photographs and videos dated July 2024.

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