



A fantastic opportunity to purchase a substantial family home with over 4,000sqft of flexible accommodation, which is perfect for multigenerational living, with the added benefit of an indoor arena, stables, a double garage, and a heated swimming pool in a secluded edge of village location with spectacular views.

### An Exceptional Country Residence in a Tranquil Village Setting

Tucked away within a peaceful no-through road, this outstanding country home offers an enviable blend of privacy, space, and lifestyle appeal. Surrounded by open countryside and set within generous grounds, the property enjoys a truly tranquil setting, ideal for those seeking a rural retreat without compromising on accessibility.

The main residence provides substantial and versatile accommodation extending to approximately 4,000 sq ft, thoughtfully arranged across multiple floors. The layout offers an excellent balance of formal and informal living spaces, including a spacious kitchen/dining room, elegant reception rooms, and a range of well-proportioned bedrooms. The property is perfectly suited to both family living and entertaining.

Externally, the grounds are a particular highlight. Beautifully maintained gardens wrap around the house, complemented by a heated outdoor swimming pool and a wood-fired sauna, perfectly positioned to enjoy peaceful views across the pond. This creates a unique wellness-focused outdoor space, ideal for relaxation throughout the year.

For equestrian enthusiasts, the property is exceptionally well equipped, featuring extensive facilities, including a large barn, stabling, and associated outbuildings. The land offers excellent grazing potential, making this a superb opportunity for those with equestrian or smallholding interests.

The addition of a double garage with a workshop/store to the side, along with a W.C and storage above, also offers space for the car enthusiast, or great space to work from home.

The property is located within a charming village environment, characterised by its quiet, community-focused atmosphere and minimal passing traffic. Despite its rural feel, it benefits from convenient access to nearby towns offering a range of everyday amenities, including shops, cafés, and essential services.

Families are well catered for, with a selection of highly regarded local schools in the surrounding area, including both primary and secondary options, as well as independent schooling within easy reach.

This is a rare opportunity to acquire a substantial country home with exceptional lifestyle features, combining rural charm, equestrian facilities, and modern comforts in a beautifully peaceful setting.

Fringford is a vibrant Oxfordshire village with many community groups, a primary school, pre-school, village hall, a green, cricket pitch, a public house, and a 12th Century parish church.

The village is surrounded by footpaths, ideal for those who enjoy walking, with the village Pub being well regarded and the "pop-up horse trailer" coffee shop in spring and summer acting as the perfect pit stop after those long country walks.

The village is also served by a daily bus service to Bicester and surrounding villages.

There are a number of good local independent schools in the Tri-County Area including Bloxham, Oxford High, Beachborough, The Royal Latin School, and Stowe.

Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station offers a direct service to Oxford and an additional service to London Marylebone.

For those who drive the M40 is accessible and offers access to London, the M25, Oxford and Birmingham.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, Marks and Spencer Food Hall, David Lloyd Club, and a cinema complex.

Buckingham and Milton Keynes are also within easy reach both with a broader variety of shopping and leisure facilities, including Waitrose.

The popular Bicester Village is a dream destination for designer shopping, with 180 luxury boutiques all on your doorstep, and is just a few minutes' drive or a five-minute walk from the town.





Accommodation Comprises:

Ground Floor - Entrance Porch, Hallway, Cloakroom, Living Room, Kitchen/Breakfast Room, Study/Family Room, Utility/Boot Room, Providing Access To A Large Sitting Room, A Kitchen, A Shower Room, and Two Bedrooms.

First Floor - Accessed Via The Hallway, With Principal Bedroom, Dressing Room, and En-Suite Bathroom, Three Further Double Bedrooms, One With An En-Suite Shower Room, and A Family Bathroom.

A Set Of Stairs Accessed Via The Utility/Boot Room Leads To Two Double Bedrooms, A Bathroom, and A Kitchenette.

Second Floor - Bedroom and Loft Storage Room.

Outside - Enclosed Rear Garden and Patio Area, Front Lawn, Extensive Driveway Leading To Parking For Two Vehicles.

Further Driveway Parking In Front of A Double Garage, With Additional Storage To The Side, a W.C., and Stairs Leading To Storage Above.

Indoor Area With 7 Internal Stables, 5 Additional Stables/Stores.  
Heated Swimming Pool, With Outside Entertaining Area, Sauna, and Summer House.

Freehold Property  
Stone-Built  
Tiled Roof  
Oil-Fired Central Heating  
Solar Panels  
Mobile Phone Coverage - Please Check With Ofcom  
Broadband - Please Check With Ofcom





**Approximate Gross Internal Area 4007 sq ft - 372 sq m**  
**(Excluding Garage, Outbuilding & Stables)**  
 Ground Floor Area 2015 sq ft - 187 sq m  
 First Floor Area 1563 sq ft - 145 sq m  
 Second Floor Area 429 sq ft - 40 sq m  
 Garage Ground Floor Area 486 sq ft - 45 sq m  
 Garage First Floor Area 300 sq ft - 28 sq m  
 Outbuilding Area 101 sq ft - 9 sq m  
 Stables Area 9985 sq ft - 928 sq m



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(52-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



