



A stunning stone-built cottage that has been extended and undergone a comprehensive refurbishment programme to provide contemporary living space in the heart of a desirable Oxfordshire village, with access to excellent commuter links.

Sunnyside Cottage is a three-bedroom cottage with flexible accommodation arranged over two floors that is presented to exacting standards throughout.

Having been extended it now offers contemporary, light, open-plan living space, whilst retaining the character feel of a period village cottage.

The entrance hallway benefits from having floor to ceiling glazed hardwood windows, helping to fill it with natural light.

The kitchen/dining room with french doors to the front garden is a fantastic space for both casual and formal entertaining.

The kitchen has been refitted with a state of the art Rotpunkt German kitchen and Neff appliances, wine fridge, Elica extractor fan, Quooker boiling tap and under cabinet lighting, all complemented by white quartz worksurfaces and Spanish tiles flooring. A dream kitchen for the aspiring chef!

The sitting room has engineered oak wood flooring, a Clearview wood-burning stove and pretty window seats, making for a cosy room to enjoy long winter evenings.

A useful utility room with space for a washing

machine and a tumble dryer, along with a separate W.C completes the ground floor accommodation.

There are three bedrooms and a family bathroom on the first floor. The loft is accessed with a ladder from the third bedroom.

Outside the property, has off-street parking for two cars.

The garden is enclosed and enjoys a southerly aspect with attractive sandstone paving slabs, there is plenty of room for al-fresco dining.

The outbuilding is also stone-built and offers useful storage space.

The vibrant village of Fritwell is approximately 6 miles North West of Bicester. Junction 10 of the M40 is a few minutes' drive away and offers commuter access to London, M25, and Birmingham.

This gem of a village, with very little passing traffic, has a real community feel with various activities for all ages, including the village hall, which hosts weekly quiz nights, pub nights, and live music, playing fields where the rugby team play, a playgroup, and a scout hut.

The village shop offers a Post Office and butchers. For more extensive shopping and leisure facilities, Bicester, Oxford, Milton Keynes, and Banbury are within easy access too.

For those with education in mind, the village has an excellent C of E primary school, with the towns of Bicester and Brackley offering further education. There are a variety of local independent schools in the area, including Stowe School, Thornton College, and Akeley Wood School.

The property is also within the catchment of the Heyford Park school, which is part of the Eynsham Partnership Academy.

Bicester 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 also offers a service to Oxford and London Marylebone.

For those travelling North Banbury has a service to Birmingham in under an hour, and provides links to Manchester, Leeds, Newcastle, and Edinburgh.





Accommodation Comprises:

Ground Floor - Entrance hallway, Kitchen/Dining Room, Sitting Room, Utility Room, W.C

First Floor - Three Bedrooms, Family Bathroom.

Large Loft Storage 5.5ft at Highest Point

Outside - Gated Entrance, Enclosed Front Garden, Sandstone Patio, Slate Roofed Log Store, Stone-Built Outbuilding.

Freehold Property

Stone-Built With Tiled Roof

Services - All Mains Services Connected, Oil Fired Central Heating.

Mobile Phone Coverage - Please Check Ofcom

Broadband - Please Check Ofcom

Additional Notes - Accoya Hardwood Double Glazed Windows, LED Ceiling Lights Throughout, Underfloor Heating Throughout, Water Softener.

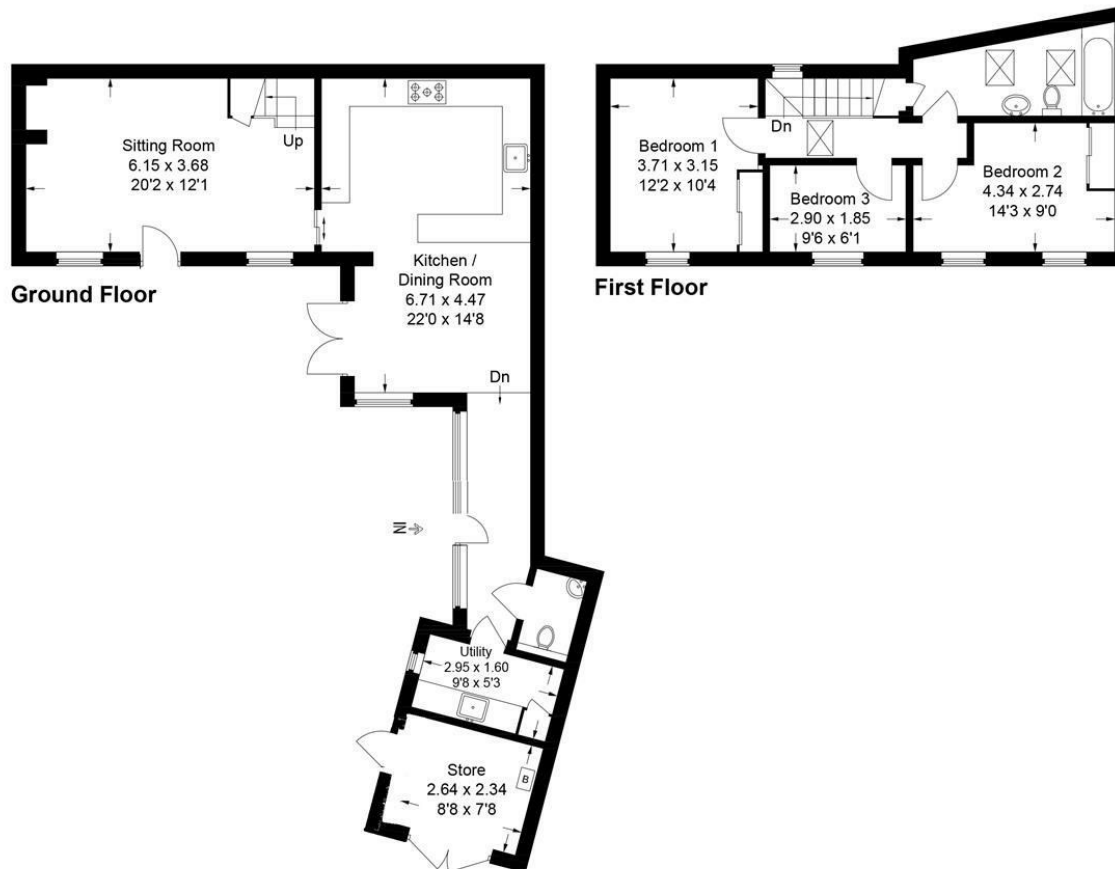
Local Authority - Cherwell District Council.

Council Tax Band - C





Approximate Gross Internal Area
 Ground Floor = 65.7 sq m / 707 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Store = 6.6 sq m / 71 sq ft
 Total = 115.5 sq m / 1,243 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

