



A fantastic opportunity to purchase an extended and comprehensively refurbished four-bedroom property with flexible accommodation arranged over two floors, and a fabulous kitchen/dining/family room to suit contemporary living, a private southerly facing rear garden, and outbuildings, in a popular Oxfordshire village.

This immaculately presented property is approached over a driveway providing parking for several vehicles.

Extended and carefully remodelled by the current sellers, the accommodation feels light and spacious, with an easy layout to suit modern living.

A spacious entrance hallway leads to the sitting room at the front of the property. A wood-burning stove makes for a cosy room to enjoy long winter evenings or some quiet time with a good book.

The kitchen/dining room is fitted with contemporary eye-level units, integrated appliances, and a breakfast bar.

The dining area has plenty of space for a table and chairs, too.

The extension to the rear of the property has transformed this property; the kitchen is both stylish and practical, whilst the family room, with its vaulted ceiling, makes for the ideal entertaining area.

The principal bedroom is to the front of the property, and boasts a dressing room along with an ensuite with a shower and bath.

A second double bedroom is to the rear of the property, which is served by a shower room.

It is worth noting that the second bedroom, shower room

and the utility room can be accessed by a separate front door, offering the opportunity for independent living to the main house.

A new staircase off the hallway leads to the first floor, which has been converted to provide a third double bedroom with an en-suite shower and a fourth bedroom or study for those who work from home.

Skylight windows make for light and comfortable rooms.

Outside, the rear garden has also had a makeover, with a generous area laid to lawn, decking for outside entertaining and the erection of a workshop and storage shed.

Enjoying a southerly aspect, the garden is a lovely place to relax on long summer evenings.

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.

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, Sitting Room, Kitchen/Dining Room, Family Room, Principal Bedroom With En-Suite, Second Double Bedroom, Shower Room, Utility Room.

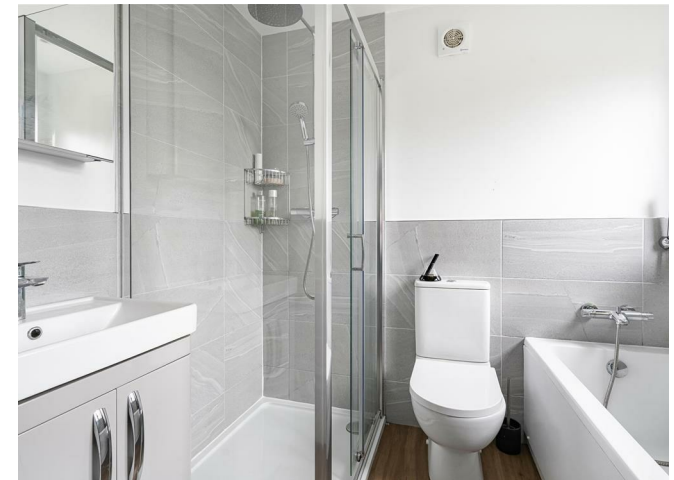
First Floor - Third Bedroom With En-Suite Shower, Fourth Bedroom/Study

Outside - Large Workshop, Shed, Rear Garden Laid To Lawn, Decked Area, Gated Side Access.

Gated Entrance, Driveway Parking At The Front, Front Lawn.

Freehold Property  
Brick-Built/Tiled Roof  
Mains Water  
Mains Drainage  
Oil-Fired Central Heating  
Broadband - Please Check Speed With Ofcom  
Mobile - Check Coverage With Ofcom

Local Authority - Cherwell District Council  
Council Tax Band - E





**Approximate Gross Internal Area 1581 sq ft - 147 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1288 sq ft – 120 sq m

First Floor Area 293 sq ft – 27 sq m

Garage Area 69 sq ft – 6 sq m

Outbuilding Area 162 sq ft – 15 sq m



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	65	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.



