



**Quadrant Estate Agents**

**£500,000**



**Ormond Manor Road, Fritwell, Bicester, OX27 7AH**  
**3 Bedrooms & 2 Bathrooms**

- Freehold
- Construction - Standard
- Management Charge - To Be Confirmed (est £300 P/A)
- Mains Water
- Internet Coverage - Please refer to Ofcom Website
- Council Tax Band - E (Cherwell District Council)
- EPC Rating - B (83)
- Mains Electricity
- Air Source Heat Pump
- Mobile Phone Coverage - Please refer to Ofcom Website

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[quadrantestateagents.co.uk](http://quadrantestateagents.co.uk)

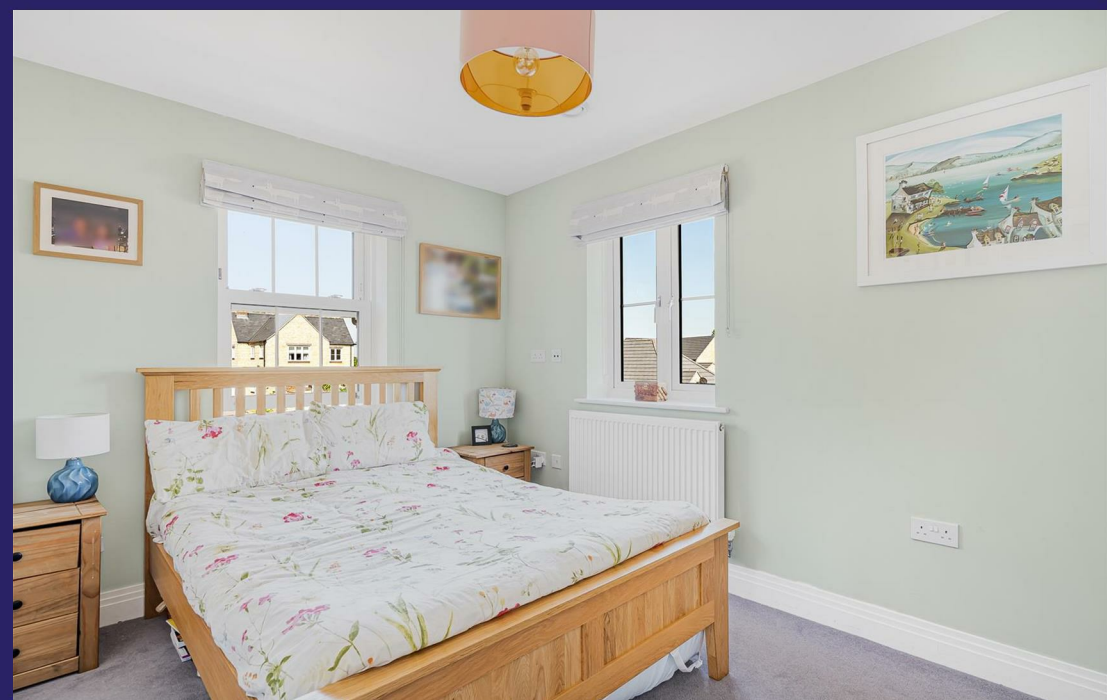
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A beautifully crafted contemporary village home of exceptional quality and specification. Situated within the highly regarded village of Fritwell, 23 Ormond Manor Road is an outstanding detached residence forming part of an exclusive modern development on the edge of the village. Combining elegant contemporary design with high-quality craftsmanship, the property offers stylish and energy-efficient living in a desirable Oxfordshire setting.

Constructed in 2024 this home represents an exceptional opportunity to acquire a nearly new detached 3 bedroom village home built to an impressive specification by a respected developer. Combining quality construction, refined contemporary interiors and an enviable Oxfordshire village setting, the property offers an outstanding standard of modern country living. A superb home where thoughtful design, premium finishes and excellent connectivity come together seamlessly

**Approximate Gross Internal Area 1027 sq ft - 96 sq m  
(Excluding Garage)**

Ground Floor Area 558 sq ft – 52 sq m

First Floor Area 469 sq ft – 44 sq m

Garage Area 231 sq ft – 22 sq m



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.



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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