



# An immaculately presented stone-built property finished to an extremely high specification, with a fabulous oak-framed garden room, generous driveway parking, and a mature garden in an idyllic village location enjoying countryside views.

Set in a conservation area against a backdrop of pretty fields, The Gables is a well-proportioned, detached home with an abundance of generous living space, both inside and out.

Positioned in the corner of a courtyard of four individual properties on Fritwell's much sought-after North Street, this property enjoys a measure of seclusion rarely achievable in a central village location.

Approached over an extensive driveway providing parking for numerous vehicles, The Gables sits well within its attractive plot.

The entrance hallway is both light and spacious, and sets the scene for what is to follow in this impressive village home.

The kitchen/breakfast room is just one of the rooms that have been refurbished to the highest of standards by the current owners.

With plenty of fitted units, integrated appliances, Fired Earth tiled flooring, and French doors leading to the garden, it makes for the perfect space for those who enjoy casual entertaining.

For more formal dining and entertaining with friends and family, the dining room has a luxurious feel with its solid oak parquet floor and large window, which enjoys views over the delightful garden.

The study feels particularly light with two windows to the front, whilst it provides plenty of space for those who work from home, it would also lend itself to being utilised as a family room or "den".

The sitting room is dual aspect with a feature fireplace and takes in the views over the delightful garden.

The oak-framed garden room is particularly worthy of note. A stunning addition to the property with a vaulted ceiling, and beautiful tiled flooring, it was completed in 2019 and provides an amazing "inside-outside" entertaining space that leads out to the patio, which is perfectly placed to enjoy the secluded garden.

A well-appointed utility room with a door to the garden and a cloakroom complete the ground floor accommodation.

The first floor boasts a spacious landing and three large double bedrooms, one of which has an en-suite shower. Not only are the bedrooms light and spacious, but each one enjoys views over the garden and pretty views beyond.

A luxurious bathroom with a Lusso Stone suite and Fired Earth tiles also services the bedrooms.

Outside, the property benefits from having a secluded garden that wraps around it, providing plenty of seating areas to enjoy throughout the day, along with space for a vegetable garden or just a spot to relax with a glass of wine, watching the sun go down.

Three large sheds are ideal for all the garden tools, and outdoor equipment.

It is also worth noting there is planning permission for an oak-framed garage to replace one of the existing sheds, should it be required.

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.

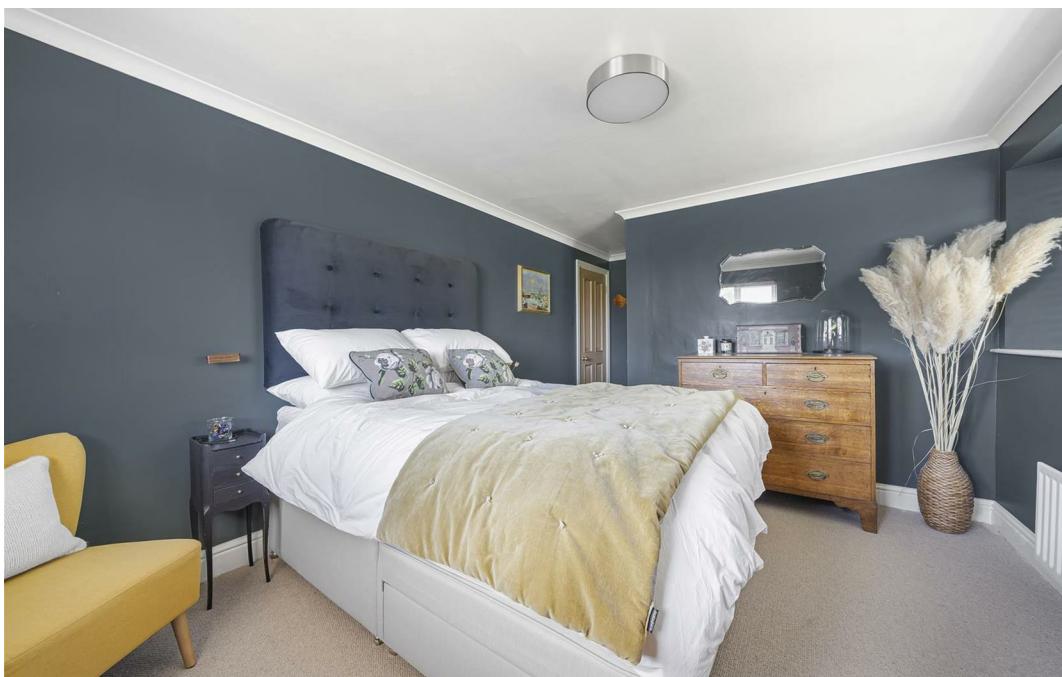
The village shop offers a Post Office and butchers. For more extensive shopping and leisure facilities, Bicester, Oxford, Milton Keynes, and Banbury are within easy access too.

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.





## Approximate Gross Internal Area 2099 sq ft - 195 sq m

Ground Floor Area 1303 sq ft – 121 sq m

First Floor Area 796 sq ft – 74 sq m



- Detached
- Finished To The Highest Of Standards
- Stunning Views
- Flexible Accommodation
- Generous Driveway Parking

- Stone-Built
- Village Location
- Timber Framed Garden Room
- Large Storage Shed
- Planning Consent For An Oak Framed Garage and Porch

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC