



One Step Cottage Main Street, Fringford, OX27 8DP

Guide Price £460,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive modern three bedroom, semi-detached house with a detached home office, garage, and EV charging point. The property is ideally located in this popular village with a thriving local community, a village school, a pub and cricket pitch

From the hall there is a dual aspect sitting room with an open fireplace, a study/dining room and a fitted kitchen with underfloor heating. At the back of the property there is a conservatory which also has underfloor heating. Upstairs there are two double and a single bedroom with an ensuite to the main bedroom and a separate family bathroom. The front garden is laid to lawn with a flower bed and to the rear there is a patio, lawn and flower beds. There is also a door into the garage. The detached home office/summer house has electricity. The garage has parking in front and an EV charging point.

Nearby Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice and data coverage indoors for O2 & Vodafone and no mobile voice or data coverage for EE and Three and likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights is awaited.





Key Features

- Three Bedrooms
- Two Reception Rooms and a Conservatory
- Kitchen
- Electric Storage Heating
- Solar Panels
- Garage, Parking and EV Charging Point
- Enclosed Rear Garden
- Detached Home Office/Summer House
- Attractive Popular Village
- See our website for up-to-date material information.

The Location

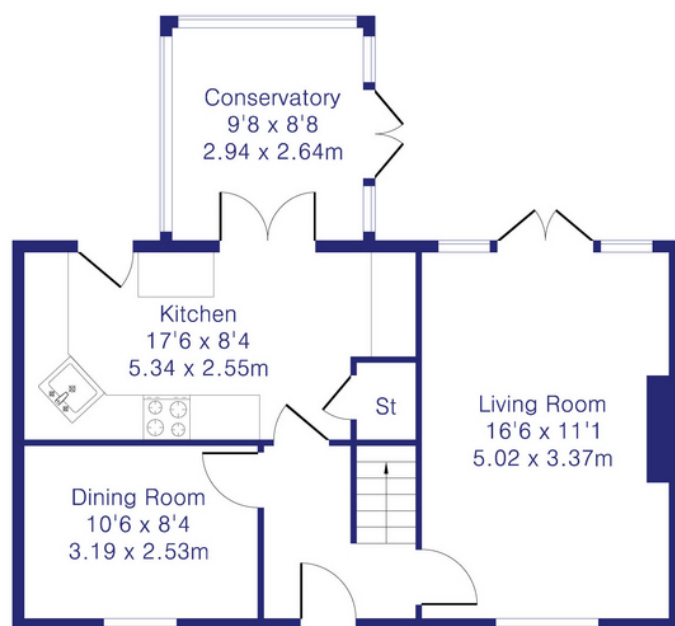
Bicester Market Square 5.0m
 Market Place, Brackley 7.0m
 Bicester North Station (London Marylebone from approx. 50 mins) 4.3m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 5.1m
 M40 J10 5.6m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 4.6m
 All times and distances are approximate.

Approximate Gross Internal Area 1173 sq ft - 109 sq m

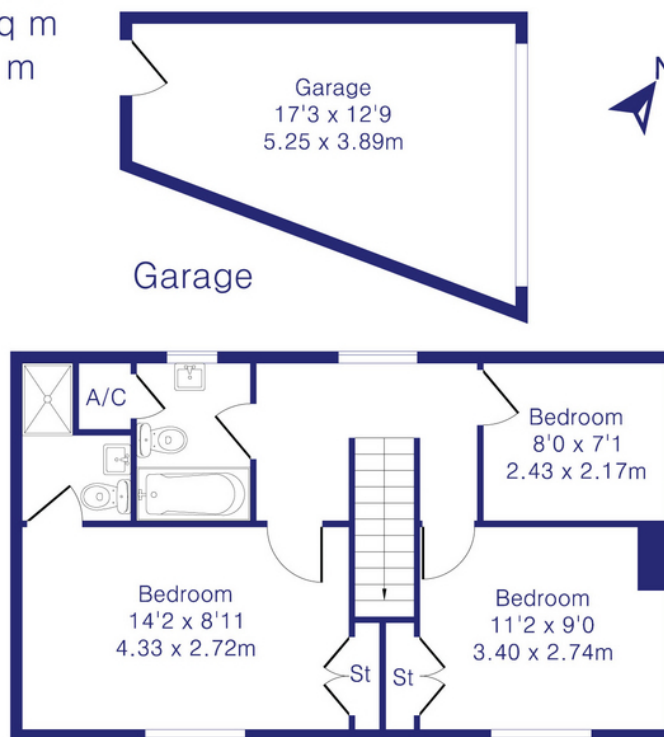
Ground Floor Area 550 sq ft – 51 sq m

First Floor Area 465 sq ft – 43 sq m

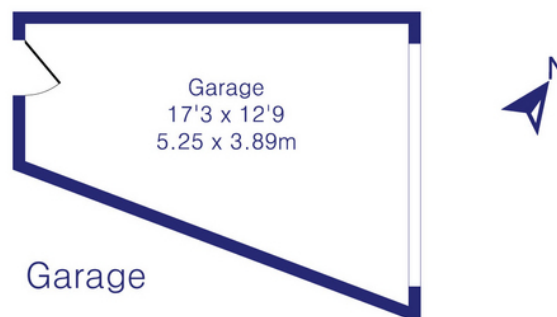
Garage Area 158 sq ft – 15 sq m



Ground Floor



First Floor



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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