



7 The Lane, Fritwell, OX27 7QW

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful, individual detached four bedroom house, enjoying an attractive tucked away position and offering generous gardens. No onward chain. This exceptional home provides light and spacious accommodation throughout with; generous room sizes, an attractively refitted kitchen and four particularly good bedrooms, the master of which is ensuite. The main bathroom, ensuite and cloakroom, all have white fittings. Private gardens, double garage, ample parking and a further area of garden to the left hand side of the garage. Viewing highly recommended.

MATERIAL INFORMATION

A detached four bedroom house, believed to have been constructed around 35 years ago. Mains, water, drainage and electricity are connected. Heating: Air source heat pump to radiators. Installed 2022. Broadband - according to Ofcom - standard and super fast broadband are available. Predicted mobile phone availability - according to Ofcom - indoors, 02 and Vodafone have limited coverage for both voice and data. Three has none. Outdoors all service providers are likely to have availability for both voice and data. The property is located in the Fritwell conservation area. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/ insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Restrictive covenants are in place - further details are available on request and should be checked before arranging a viewing. Local Authority - Cherwell District Council - F. Current registered EPC rating - E. New EPC with Air source heat pump awaited.





Key Features

- Superb secluded position
- Village with amenities
- Approximately 1650 sq ft of accommodation
- Excellent layout
- Generous gardens
- Double garage
- No onward chain
- See our website for up-to-date material information.

The Location

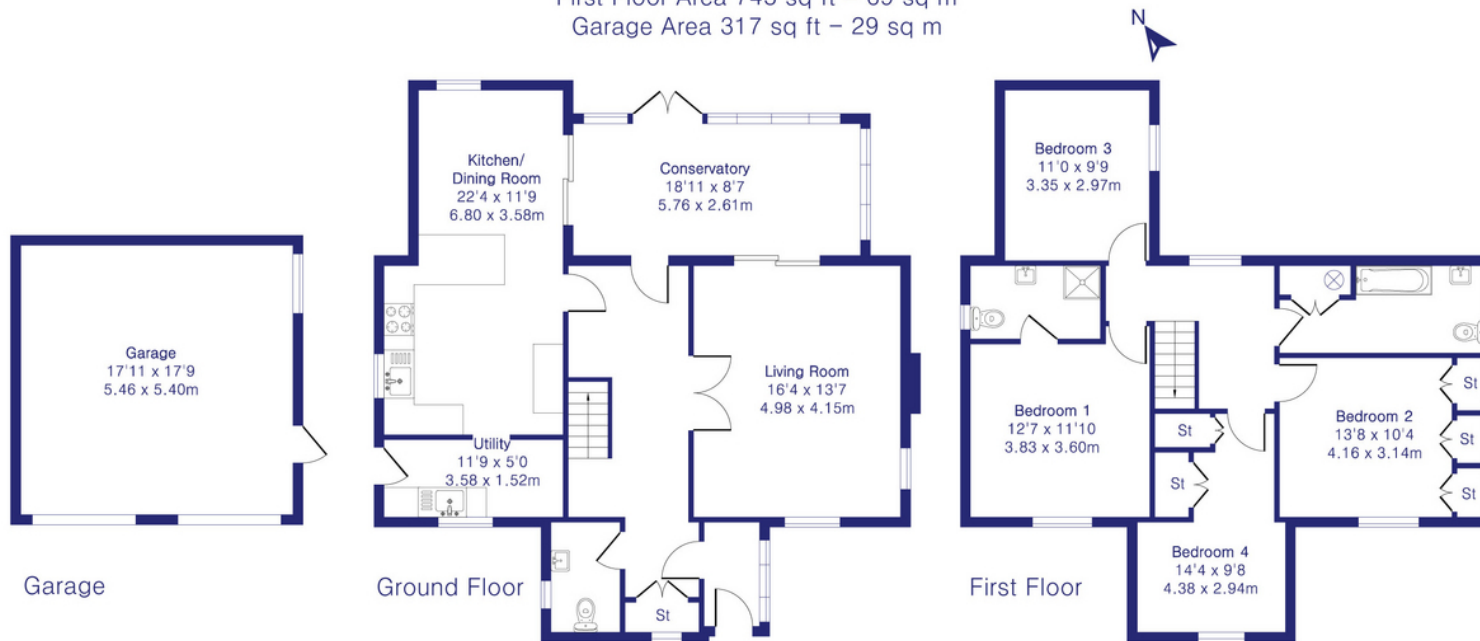
Situated at the end of a no-through lane, in an old orchard in a desirable village. Fritwell is highly regarded having; a primary school, village store/post office and an active community. The nearby market town of Bicester approximately 6 miles, provides for all everyday needs as well as having two mainline railway services between them to Oxford, Birmingham, London Marylebone and on the new East-West Rail link. The village is particularly well located for access to Junction 10 of the M40.

Approximate Gross Internal Area 2019 sq ft - 187 sq m

Ground Floor Area 957 sq ft – 89 sq m

First Floor Area 745 sq ft – 69 sq m

Garage Area 317 sq ft – 29 sq m



Thomas Merrifield and their clients give notice that:

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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