



2 George and Dragon Close, Fritwell, OX27 7AF

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautiful natural stone modern cottage, only three years old, in a lovely village setting. This most attractive cottage offers; well thought out accommodation including; a spacious sitting room, a lovely open plan kitchen/dining room with part vaulted ceiling, roof lights, door to the rear garden and integrated Bosch appliances, a utility room and a cloakroom. The main bedroom has an ensuite, there are two further bedrooms and a smart bathroom. The rear garden is well enclosed, being principally laid to lawn and a patio area and there are two parking spaces. Benefits of this stylish new home include the remainder of the new build warranty, air source heat pump with underfloor heating to ground floor, high thermal insulation standards and excellent electrical specification. Viewing highly recommended.

MATERIAL INFORMATION

A three bedroom terraced house, traditionally constructed five years ago. Mains; water, drainage and electricity are connected. Heating; by way of air source heat pump. Broadband - Ofcom does not list this property. Adjoining properties have broadband speeds up to Superfast. Mobile phone coverage - Ofcom predicts the availability states 02 and Vodafone good outdoor, variable indoor. EE and Three good outdoor. Two parking spaces.

Local Authority - Cherwell District Council - D. EPC - B



Key Features

- Lovely natural stone cottage, built in 2020
- Situated in a highly desirable village
- No onward chain
- Highly energy efficient with underfloor heating to ground floor
- Well proportioned living room
- Light bright kitchen/dining room with part vaulted ceiling
- Three bedrooms with master to ensuite
- Excellent local primary school
- Easily accessible to motorway network (Junction 10 - 2 miles)
- See our website for up-to-date material information.

The Location

Fritwell is a pretty and popular village with a highly regarded primary school, a village shop with post office and butchers. There is an active community with playing fields and a village hall. Bicester (6 miles) provides for all everyday needs as well as having excellent railway connections via its two stations to Oxford Birmingham and London Marylebone. Junction 10 of the M40 is within minutes drive.

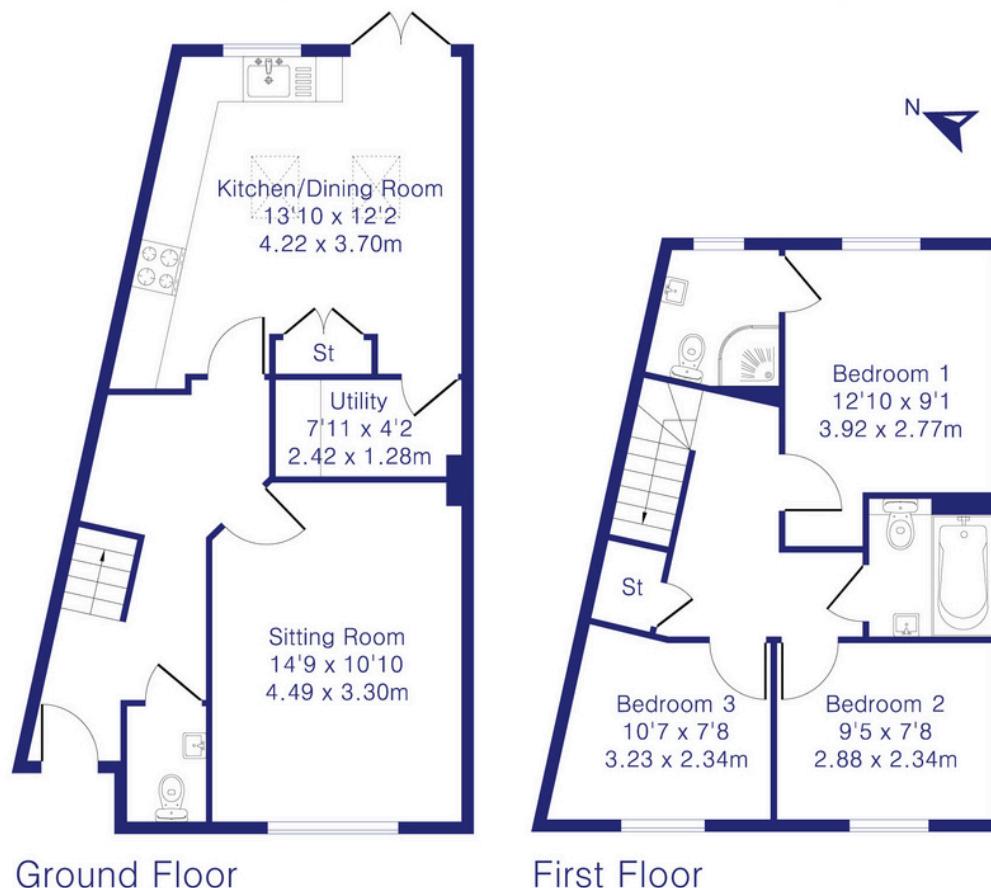


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Approximate Gross Internal Area 927 sq ft – 86 sq m
Ground Floor Area 513 sq ft – 48 sq m
First Floor Area 414 sq ft – 38 sq m



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