

# HUNTERS®

HERE TO GET *you* THERE



## George and Dragon Close Fritwell, Bicester, OX27 7AF

£399,999 Freehold



Council Tax: D



# 1 George and Dragon Close

Fritwell, Bicester, OX27 7AF

£399,999



- Attractive and well proportioned 3 bedroom house
- Constructed on site of former George & Dragon pub
- Beautifully presented
- 2 bathrooms
- Large kitchen/breakfast room
- Utility room
- Air source under floor heating
- Well maintained rear garden with side access
- 2 parking spaces to rear



Constructed in stone in 2020 on the site of the former George and Dragon public house and offered to the market with no onward chain. This attractive and well-proportioned 3 bedroom end of terrace home has air sourced underfloor heating, 2 bathrooms, southerly facing garden and 2 side by side parking spaces.

The house is beautifully presented and the accommodation comprises of a covered porch, hall with built-in cupboard, cloakroom, dual aspect living room with bespoke blinds, light and airy kitchen/breakfast room with integral dishwasher, fridge/freezer, induction hob, electric oven, velux windows and French doors giving an abundance of natural light. A utility room with back door to the side entrance, plumbing for a washing machine and tumble dryer and extra fitted cupboards.

On the first floor there are 3 good size bedrooms and a family bathroom. Bedroom 1 overlooks the rear garden and benefits from a built-in wardrobe/cupboard and an en-suite shower room. Bedroom 2 is a further double bedroom. Bedroom 3 is currently used as a study/dressing room with a range of built-in wardrobes.

From the front garden there is a side gate fitted with security lights, giving access to side door for wet weather footwear. The sunny, well maintained rear garden has a patio and there is gated access to the rear leading to the gravelled parking area with 2 side by side parking spaces.

Fritwell is a vibrant village with a highly regarded primary school, butchers with post office and a thriving village hall hosting local activities with bar facilities. Junction 10 of the M40 is a couple of miles away and there are local train stations in both Bicester and Lower Heyford.

Tel: 01869 321999



## Road Map



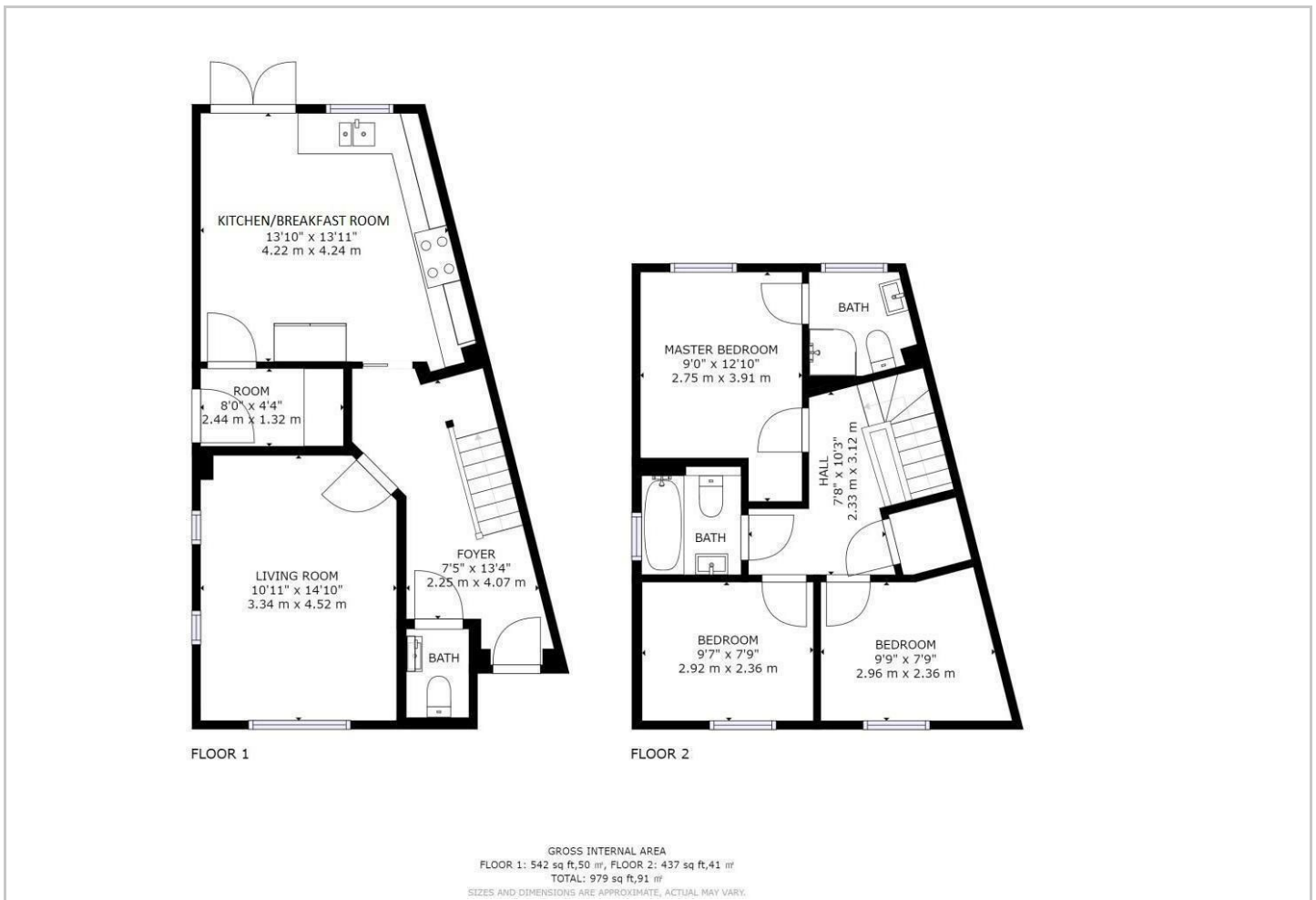
## Hybrid Map



## Terrain Map



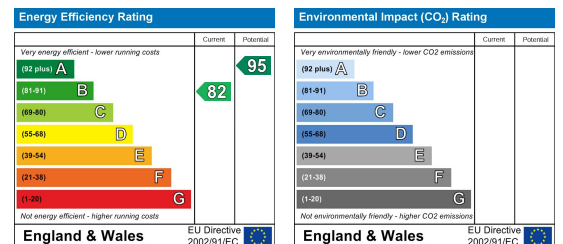
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.