



MANOR
OXFORD



A substantial four bedroom detached family home that offers spacious accommodation, a private and enclosed rear garden, and ample parking. Shelswell also falls within walking distance to a highly regarded primary school and is set in the heart of the desirable Oxfordshire village of Fringford.







Situation

Fringford is a highly sought after Oxfordshire village with many community groups, a primary school, playgroup, public house, recently refurbished village hall, a green, cricket pitch and a Church. The nearby town of Bicester has two railway stations, Bicester North and Bicester Village Station with journey times to London Marylebone and Oxford in under an hour.

There are a number of good local independent schools in the Tri-County Area including Bloxham, Oxford High, Beachborough, The Royal Latin School and Stowe.

Bicester is the nearest town and 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. Bicester Village Station offers a direct service to Oxford and an additional service to London Marylebone. Buckingham and Milton Keynes are also with easy reach both with a wide variety of shopping and leisure facilities.

The M40 is within easy reach and offers access to London, Oxford, and Birmingham. Bicester itself is an historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets and a Sainsbury's supermarket and cinema.



Description

Shelswell is a unique four bedroom detached family home located in the heart of the desirable Oxfordshire village of Fringford, the property boasts a generous corner position, offering well-proportioned rooms throughout and a large frontage with space to park numerous vehicles.

Constructed in brick & local stone in 1988, we are delighted to offer for sale this truly individual four bedroom detached family home located on the desirable Main Street of Fringford. This family house was built on land previously adjacent to the village butchers shop & has been thoughtfully designed to provide three large reception rooms and four bedrooms.

Leading off the entrance hallway is the formal dining room which is perfect for dinner parties. The living room which is both spacious and bright enjoys dual aspect views over the garden and benefits from double french doors that lead out to the patio allowing the outside to flow in. The room also boasts a feature open fireplace making this a fabulous room for both family gatherings and cosy winter evenings alike.



The open plan kitchen/breakfast room offers ample storage cupboards, breakfast table, and an integrated fridge freezer. The addition of a conservatory which can be accessed off the kitchen makes it the ideal space for entertaining. A utility room and WC completes the ground floor accommodation.

To the first floor, you are welcomed onto a large landing area which makes the perfect space for a home office, a generous master bedroom which benefits from an en-suite and dual aspect allowing the light to flood the room. There are two further double bedrooms off the landing. A family bathroom and single bedroom finish the accommodation on this floor.

Grounds and Gardens

Outside, the garden has been landscaped with a bespoke finish designed by the current owners making it the perfect setting for alfresco dining during the summer months. There is also a single garage which has power and lighting and enough space to park up to three additional cars on the driveway.

Soft Fixtures and Fittings

All fixtures, fittings, and furniture such as curtains, light fittings, etc excluded from the sale. Some may be available via separate negotiation.

Viewings

By strict appointment through selling agents, Manor Oxford. Telephone:

01865 955500

Email: info@manoroxford.com

Shelswell is Owned By A Relation of a Manor Oxford Employee



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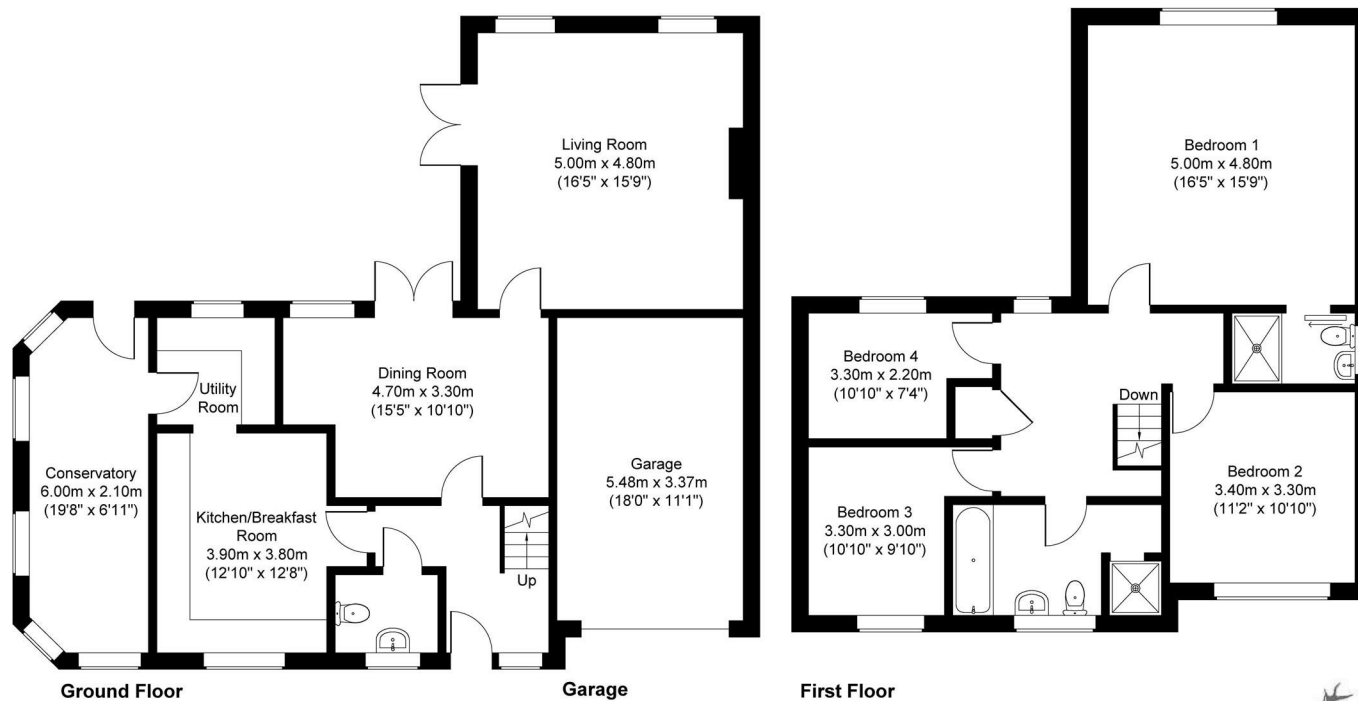
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Shelswell, Main Street, Fringford, Bicester, Oxfordshire OX27 8DP

Approximate Gross internal Area
Ground Floor = 76.00 sq m / 817 sq ft
First Floor = 72.00 sq m / 773 sq ft
Garage = 16.00 sq m / 170 sq ft
Total = 164.00 sq m / 1760 sq ft



This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whist every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearing before making any decisions reliant upon them.
Produced for Manor Oxford





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