

6 ARDLEY ROAD  
FEWCOTT

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# 6 Ardley Road, Fewcott,

Bicester, OX27 7PA

Occupying a generous plot in the peaceful village of Ardley, this characterful 3 bedroom semi-detached property is sold with planning permission for a double-storey extension, offering scope to create a fantastic family home.

The property has already undergone extension renovations including rewiring, new family bathroom, new windows as well as plastering and redecorating to a high standard.

Set back from the road and accessed via a gated driveway with parking for several cars, the main entrance to the property leads to a smart recently redecorated lounge with log burner set in the original fireplace. This is a lovely comfortable space overlooking the large front lawn area. Next door is the dining room, also recently redecorated. Both rooms have been recarpeted and feature classic cast iron radiators and original 1930's doors. Upstairs, the bathroom has been replaced in a contemporary style. There are three double bedrooms, all recently redecorated in fresh white with new carpets. The original doors have also been maintained here.

Outside, the secluded back garden overlooks playing fields is a great space.

**Guide Price: £390,000**



3



2



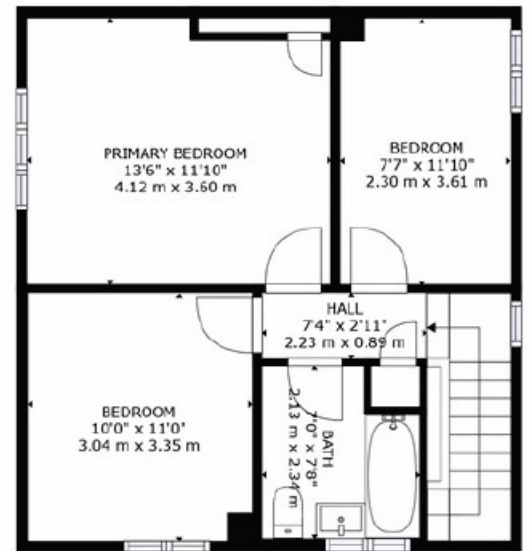
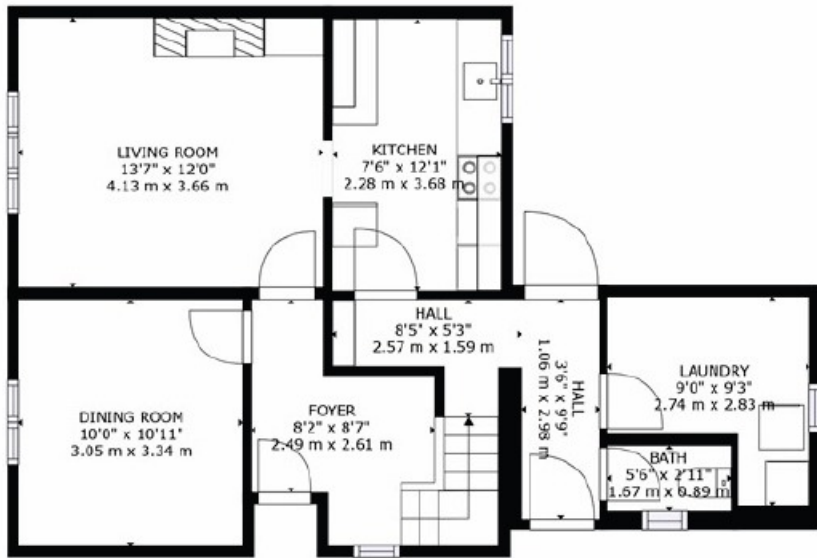
1



Front and rear gardens







GROSS INTERNAL AREA  
 FLOOR 1: 628 sq. ft. 58 m<sup>2</sup>, FLOOR 2: 497 sq. ft. 46 m<sup>2</sup>  
 TOTAL: 1125 sq. ft. 104 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
D

**Local Authority**  
Cherwell District  
Council

**Parking**  
Driveway parking for  
several vehicles &  
garage

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Energy rating

**D**

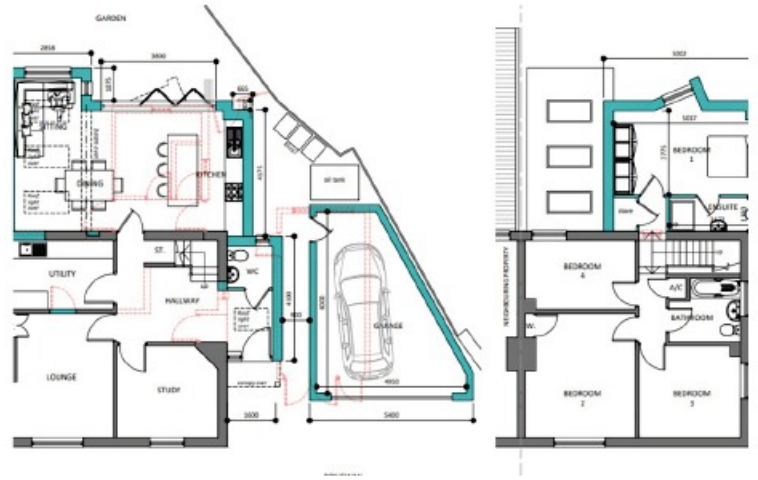
Valid until  
**27 October 2030**

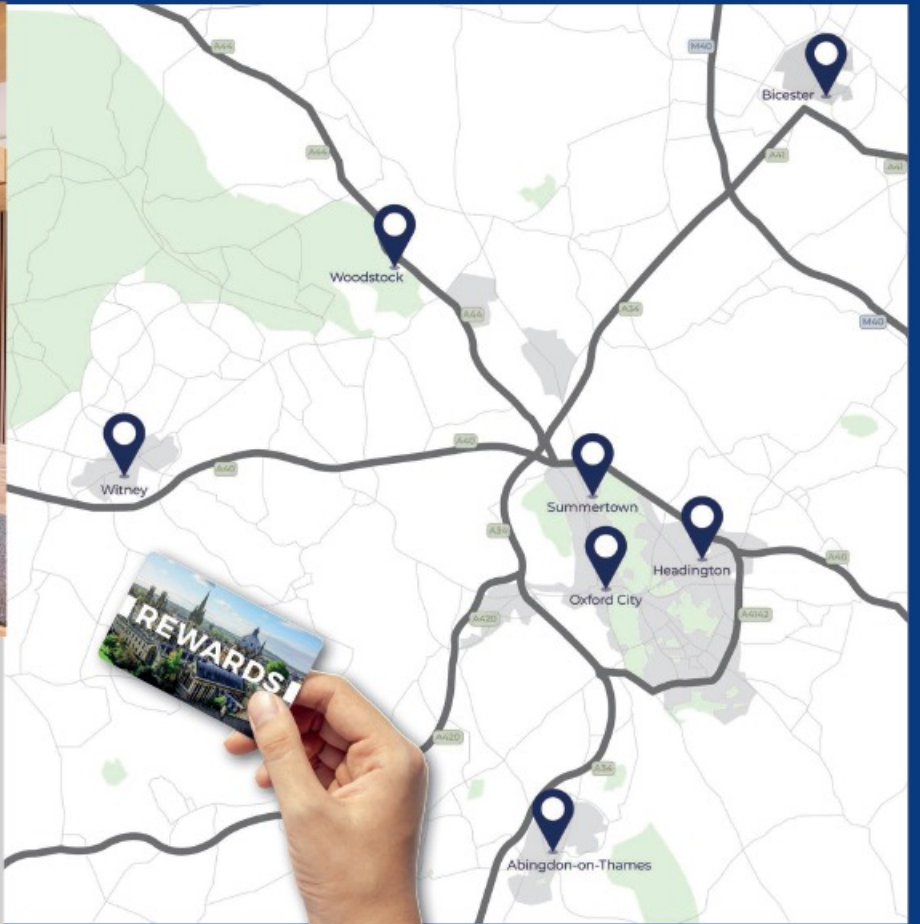
Certificate number  
**9330-9020-1009-0082-1222**

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# “Location comment”

*The village of Ardley is surrounded by lovely rolling countryside and has an active local community with village hall, football pitch, playing fields and an excellent children's play area, just round the corner from the house. There is a good primary school, shop, and post office in the adjacent village of Fritwell. The transport links are exceptional with M40 junction 10 just a 4 minute drive away, and Bicester North mainline station with a fast train to London Marylebone just 4 miles away.*





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