

1 GEORGE AND DRAGON CLOSE

FRITWELL

1 George and Dragon Close

Fritwell

Situated in the picturesque Cherwell Valley, this attractive three-bedroom end-of-terrace home combines timeless natural stone architecture with contemporary design. Thoughtfully built with an emphasis on quality and style, the property blends traditional charm with all the conveniences of modern living.

Step inside and you're greeted by light-filled, welcoming interiors. The open-plan kitchen and dining area is perfect for entertaining, complete with sleek integrated Bosch appliances that balance elegance and practicality. Underfloor heating on the ground floor ensures warmth and comfort throughout the seasons.

A spacious sitting room offers a versatile retreat, ideal for family gatherings or quiet evenings. Designed with sustainability in mind, the property is equipped with an air source heat pump and boasts an impressive EPC rating of B, making it efficient.

GUIDE PRICE

£385,000

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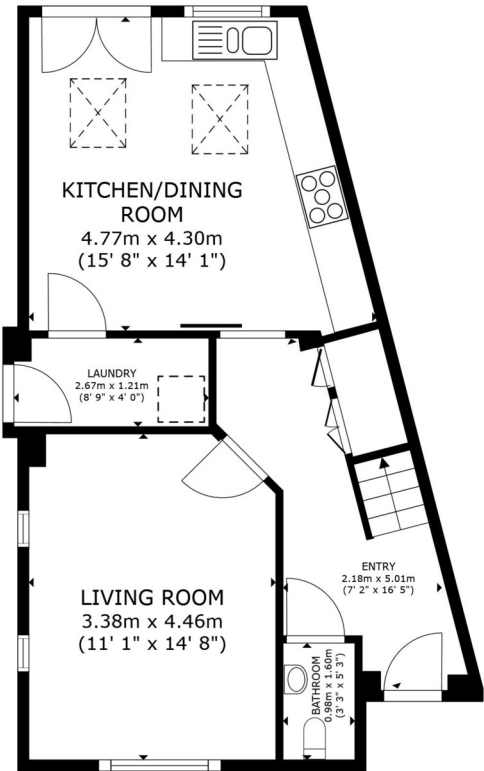
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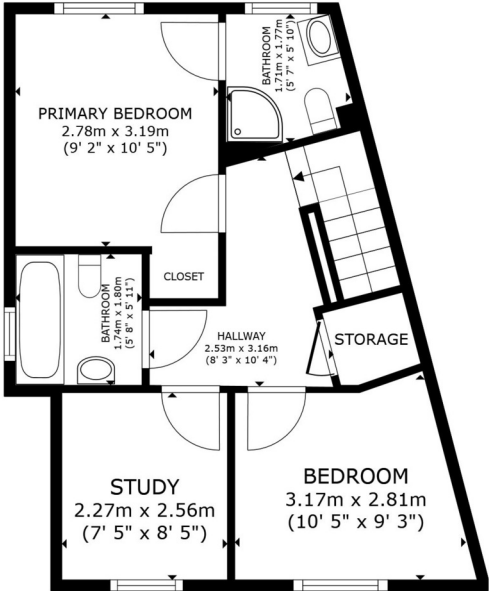

Private garden







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 49.5 m² (533 sq.ft.) FLOOR 2 39.5 m² (426 sq.ft.)
TOTAL : 89.0 m² (958 sq.ft.)



Council Tax:
Band D

Parking:
Two off street parking spaces

Local Authority:
Cherwell District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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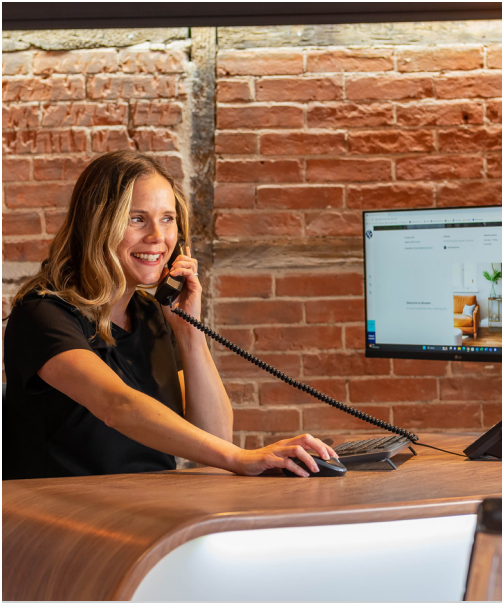


LOCATION COMMENT



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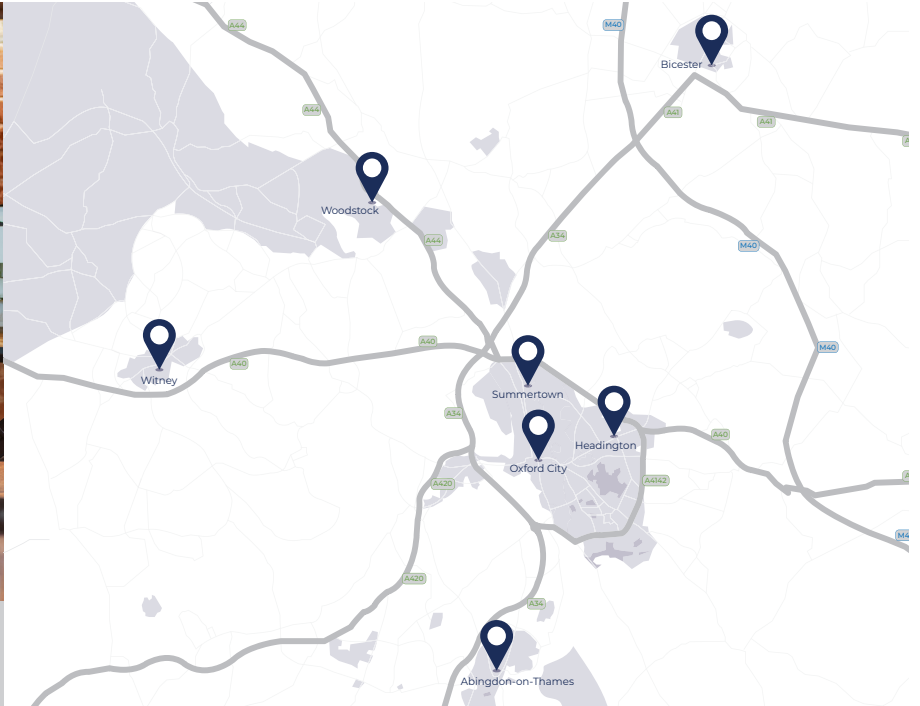
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