



The Larks Rectory Lane
Fringford Bicester

The Larks Rectory Lane Fringford Bicester OX27 8DX

For Sale
£875,000



Property Description

An Exceptional New Home by Shanly Homes,
Where Elegance Meets Innovation

This beautifully crafted new home showcases the finest in modern design and luxury living. Built by Shanly Homes, renowned for their attention to detail and commitment to quality, every element of this property has been thoughtfully considered to offer a refined and comfortable lifestyle.

Step into a spacious, light-filled interior featuring a bespoke shaker-style kitchen with quartz worktops and premium Siemens integrated appliances. The bathrooms are finished with exquisite Minoli Italian porcelain tiles and high-spec Ideal Standard fittings, creating a spa-like experience.

Enjoy the warmth of underfloor heating and the charm of a Charlton & Jenrick log burner, all powered by a sustainable Baxi air source heat pump. With high-speed fibre connectivity, Sky Q wiring, and stylish Karndean flooring, this home is as smart as it is beautiful.

Outside, the property continues to impress with Indian Grey Sandstone patios, a secure composite front door, and a landscaped rear garden complete with electric car charging point, outdoor tap, and socket.

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Key Features:

Designer Kitchen – Shaker-style cabinetry, quartz worktops, and Siemens

Luxury Bathrooms – Italian porcelain tiles, rain shower, and Ideal Standard fittings.

Underfloor Heating – Efficient warmth throughout the ground floor via air source heat pump.

Smart Connectivity – Wired for Sky Q, terrestrial TV, and BT high-speed fibre.

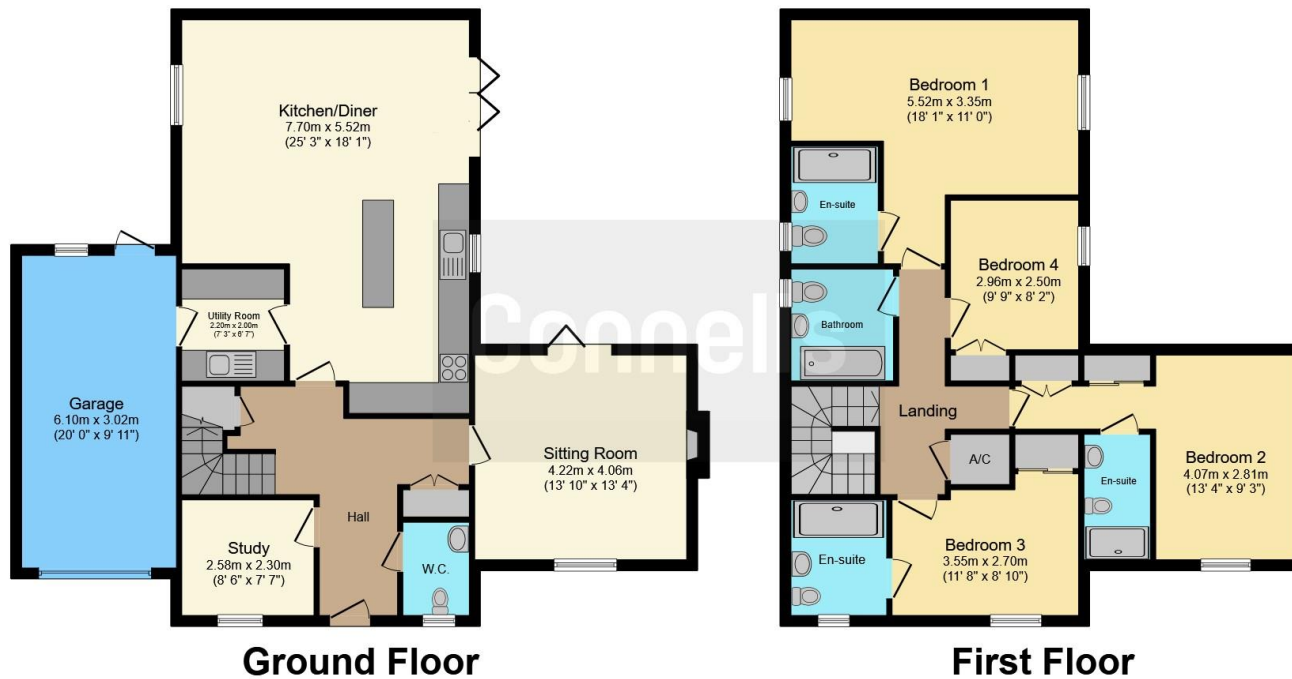
Stylish Interiors – Karndean LVT flooring, log burner with HETAS certificate, and French doors to garden.

Secure & Sustainable – ‘Secured by Design’ front door and electric car charging point.

Landscaped Garden – Indian Grey Sandstone paving, turf, outdoor tap, and socket.

Energy Efficient – UPVC windows with security locks and modern insulation throughout.





Total floor area 183.3 m² (1,973 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating:
 Exempt

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Tenure: Freehold



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