







### Property Description

Set back from the road in the desirable village of Fritwell, this well-presented and spacious four-bedroom detached home offers plenty of room for family life.

Inside, the property features a bright and welcoming living room with a working fireplace, perfect for cosy evenings, along with a separate dining room, a study that links the living and kitchen, and an additional reception room that could serve as a playroom, snug or home office, that also provides access to the rear garden.

Upstairs, there are four good-sized bedrooms and also a family bathroom, with the spacious main bedroom incorporating fixed storage and benefiting from windows to both the front and the side of the property, offering flexible space for growing families or visiting guests.

Outside, the rear garden is designed to be low maintenance, providing a private spot to relax or entertain, and to the front, you will find off-street parking

This is a lovely home in a peaceful village setting, with a real sense of space both inside and out.

### Entrance Hall

Wooden floor, understairs storage, access to living room, dining room, kitchen and wc

### Living Room

16' x 13' 10" ( 4.88m x 4.22m )

Wooden flooring, fireplace, windows to front and side, access to study area

### Dining Room

15' 8" x 7' 11" ( 4.78m x 2.41m )

Laminate flooring, window to front of property, door and window to rear garden

### Cloakroom

Partially tiled walls, WC and basin, window to rear of property

### Kitchen

15' 8" x 8' 11" ( 4.78m x 2.72m )

Cotswold slate floor tiles, integral Neff double oven, induction hob, space for washing machine, dishwasher, fridge and freezer, wall and base units, oak worksurfaces, breakfast bar

### Study Area

7' 6" x 6' 6" ( 2.29m x 1.98m )

Vinyl flooring, access to living room and kitchen

### Additional Reception Room

18' 9" x 10' 6" ( 5.71m x 3.20m )

Karndean flooring, access to store room, windows and double doors to garden

### Landing

Carpet, airing cupboard, window to the front of the property, loft access point

### Bedroom One

16' x 13' 9" ( 4.88m x 4.19m )

Double bedroom, carpet, fixed storage, windows to front and side of property

### Bedroom Two

15' 9" x 7' 5" ( 4.80m x 2.26m )

Double bedroom, carpet, built in storage, window to rear of property

### Bedroom Three

8' 11" x 7' 11" ( 2.72m x 2.41m )

Double bedroom, carpet, window to the rear of property

### Bedroom Four

7' 11" x 6' 5" ( 2.41m x 1.96m )

Single bedroom, carpet, window to the front

### Family Bathroom



Tiled floor and walls, bath with overhead shower, wc basin, towel rail, window to the rear





Total floor area 149.3 m<sup>2</sup> (1,607 sq.ft.) approx

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 Band: C

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Tenure: Freehold



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