

# FRITWELL HOUSE

Fritwell, Oxfordshire



Grade II listed village splendor, set in south facing walled, cottage gardens





## Private, characterful and rare...

Fritwell House is a beautifully presented, Grade II listed home in the heart of this North Oxfordshire village. The property is stone built under a traditional stone roof and offers atmospheric accommodation of good scale, over two floors. Across the ground floor there are three reception rooms, which includes a light and sunny open plan hand crafted kitchen diner which looks over the walled gardens, ideal for family living and entertaining. The living room offers an attractive fireplace complete with wood burning stove on an exposed stone wall, together with character beamed ceiling, and off the kitchen diner is a good sized bedroom with adjoining bathroom complete with French doors leading out into the garden, which could be utilized as another reception room, if required. The triple aspect family room/snug also benefits from a wood burning stove. The first floor sleeping quarters offers four double bedrooms and principal family bathroom.







## Walled gardens and a sense of arrival...

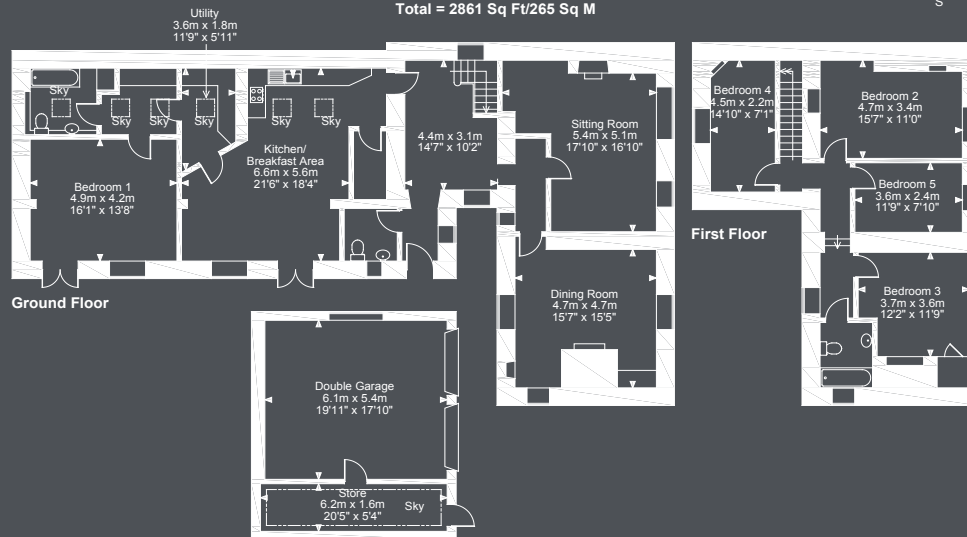
Fritwell House offers a wonderful atmosphere, being privately set in south facing walled gardens. Both the kitchen dining area and the ground floor bedroom/further reception room open out via French doors onto the patio, ideal for wonderful summer days. A gated entrance to the property provides ample driveway parking for several vehicles, as well as a detached, double garage.

The village of Fritwell lies just under 6 miles north west of Bicester, and provides easy access to the M40 and A34, as well as excellent rail connections close by, offering convenient links back to Oxford and into London direct, for those looking to commute from the property for work or leisure purposes. The village itself is host to a Post Office, butchers and a primary school.

# Floorplan



Fritwell House, 88 East Street, Fritwell, Oxfordshire, OX27 7PX  
Approximate Gross Internal Area  
Main House = 2397 Sq Ft/222 Sq M  
Garage = 355 Sq Ft/33 Sq M  
Store = 109 Sq Ft/10 Sq M  
Total = 2861 Sq Ft/265 Sq M



# west

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**Directions:** From Oxford proceed North on the A34 and after the services take the Weston On The Green / Middleton Stoney exit. Proceed to the traffic lights in Middleton Stoney and continue on signposted Ardley / Fewcott. On entering Ardley turn left signposted Fritwell. On reaching Fritwell continue to the T junction and turn left into East Street. Shortly after the village shop (on your left) you will see an attractive period house behind a high dry stone wall on your right and this is Fritwell House.

Neither these particulars, floorplans, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed.

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