



An impressive stone-built five-bedroom detached property, arranged over two floors, with a walled garden and a double garage in the popular Oxfordshire village of Fringford.

A spacious entrance hallway leads to the living room, which boasts a large window to the front, a woodburning stove, and French doors to the rear garden, making for an elegant room for entertaining.

The kitchen/dining room is fitted with a generous number of units and integrated appliances, complemented by granite worksurfaces and wooden flooring. With French doors to the garden and plenty of space for a table and chairs, it is perfect for casual dining with friends and family.

Leading off the kitchen is the utility room, which has a door to the garden, and the garage.

A second light and spacious reception room adjacent to the kitchen is currently used as a family room, but would also lend itself to being utilised as a formal dining room.

The study has wooden flooring and a partially glazed panelled wall to the hallway, along with views over the rear garden, making for a super room for those that work from home.

A W.C completes the ground floor accommodation.

The first floor is filled with natural light with a spacious landing leading to the five bedrooms and a family bathroom.

The master bedroom has an en-suite shower room and feels particularly light with a large window overlooking the rear garden.

The rear garden is completely enclosed and feels very private, mainly laid to lawn with mature trees and shrubs it also offers plenty of space for al-fresco entertaining and hosting BBQ's.

Outside the property, there is driveway parking and a double garage to the front enclosed by a stone wall with a lawned area and attractive flower beds.

The sought-after village of Fringford, famously featured in the popular stories Larkrise to Candleford by Flora Thompson is approximately 4 ½ miles from Bicester.

Fringford is a vibrant no-through Oxfordshire village with many community groups, a primary school, playgroup, public house, a village hall, a green, cricket pitch, and a church.

The local area boasts a wide selection of walking and riding along with a network of footpaths and bridleways.

There are numerous renowned local independent schools in the tri-county area including Dragon, St Edward's, Oxford High, Beachborough, and Stowe, which are all served by an extensive school bus network.

The Royal Latin School is a highly regarded grammar school that is located only 9 miles from the property.

Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London

Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers a direct service to Oxford and an additional service to London Marylebone.

By car, the M40 is within easy reach and offers access to London, M25, Oxford, and Birmingham.

Buckingham and Milton Keynes are also within easy reach both with a wide variety of shopping and leisure facilities.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, and a cinema complex.

More recent additions to the local amenities include a Marks and Spencer Food Hall, Tesco Superstore, Nike Outlet Store, Boots Pharmacy, restaurants, and David Lloyd Health Club.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes drive or a five-minute walk from the town centre.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Dining Room, Living Room, Study, Family Room/Dining Room, Utility Room, W.C

First Floor - Master Bedroom, En-Suite Shower Room, Four Further Bedrooms, A Family Bathroom.

Outside - Double Garage With Access Via The Utility Room, Driveway Parking, Front Garden, Enclosed Rear Garden.

Services:

Mains Drainage, Mains Water, Oil Fired Central Heating.

Local Authority - Cherwell District Council.

Council Tax Band - G





Approximate Gross Internal Area 2577 sq ft – 239 sq m  
 Ground Floor Area 1488 sq ft – 138 sq m  
 First Floor Area 1089 sq ft – 101 sq m



First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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