



A unique opportunity to purchase a delightful stone-built Grade II listed two bedroom cottage, bursting with character features, and presented to the highest of standards throughout, enjoying views over the green in the desirable Oxfordshire village of Fringford.

This charming 18th century period cottage steeped in history is located in an enviable position within the village.

The property is approached over a gravel driveway that leads to a generous parking area and attractive front lawn enclosed by a traditional white picket fence.

Upon entering you are immediately welcomed into the lobby that leads to both the kitchen and sitting room.

The kitchen is fitted with a generous number of sleek cream units and integrated appliances, complemented by solid wood worksurfaces, and Travertine tiled flooring. Underfloor heating makes for a lovely space to enjoy whilst preparing meals.

The sitting room boasts an attractive brick fireplace with a wood burning stove, along with exposed beams, underfloor heating, and enviable views over the village green it is the perfect place to enjoy cosy winter evenings.

The dining area created by the seller works really well for entertaining with friends and family alike, whether it be casual or more formal meals.

The W.C is also located off the entrance lobby.

The first floor has two pretty bedrooms, with solid oak floors, both have the benefit of enjoying views over the front garden and village green.

A beautifully appointed bathroom completes the accommodation.

Outside the cottage has a secluded rear courtyard garden, the raised decking area, which has remote controlled lighting is ideal for al-fresco dining and BBQ's making the most of the southerly aspect the garden enjoys.

A large studio with power is perfect for storage, but would also lend itself to being utilised for other purposes, subject to planning.

There is gated access to the side of the garden, and plenty of driveway parking.

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 a number of good local independent schools in the tri-county area including Bloxham, Oxford High, Beachborough, and Stowe.

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

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

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

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

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 Porch, W.C, Kitchen, Sitting Room, Dining Room.

First Floor - Two Bedrooms, And A Bathroom.

Outside - Enclosed Front Lawn, Driveway Parking For Several Vehicles.

Rear Courtyard Garden, And A Large Storage Shed/Studio, With Electric.

Services - Mains Water, Mains Drainage, Oil Fired Central Heating.

Local Authority - Cherwell District Council.

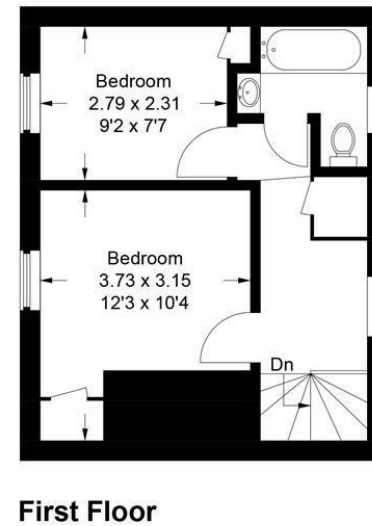
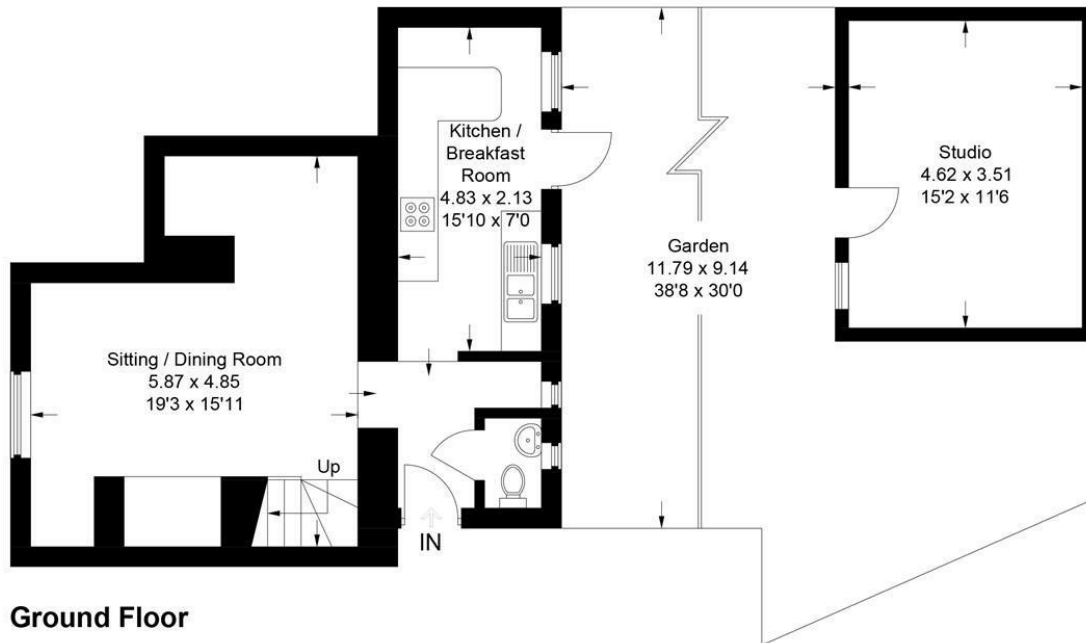
Council Tax Band - C

Agents Notes - The Property Has A Flying Freehold Over The Neighbouring Property.





Approximate Gross Internal Area  
 Ground Floor = 43.8 sq m / 471 sq ft  
 First Floor = 27.9 sq m / 300 sq ft  
 Studio = 16.1 sq m / 173 sq ft  
 Total = 87.8 sq m / 944 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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			85
(81-91) B			
(69-80) C			
(52-68) 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	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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