



A substantial five bedroom detached family home in the corner of a small cul-de sac of similar properties, with a mature private garden and detached double garage in the heart of the desirable no through road Oxfordshire village of Fringford.

Upon entering 2 Farriers Close you are welcomed into a large hallway that is filled with natural light setting the tone for this immaculately presented family home.

Leading off the hallway to the left is the kitchen/breakfast room that has been refitted with a generous number of floor and eye-level units, a central island, and integrated appliances. A separate utility room has access to the garden making it ideal for those with dogs or children with muddy boots.

The breakfast room has plenty of space for a kitchen table and chairs, with French doors opening out to the rear garden it is the perfect space for casual entertaining with friends and family.

The sitting room is a stunning room featuring dual aspect windows it boasts views over the delightful south west-facing garden, with a multi-fuel woodburner it is also cosy and perfect for long winter evenings.

French doors in the sitting room open out on to the patio allowing for that "inside outside" feeling, coupled with double doors through to the dining room, it lends itself to parties and large family gatherings.

A study and separate W.C completes the ground floor accommodation.

To the first floor and leading off the spacious landing is an impressive master bedroom that enjoys views over the delightful rear garden, it also benefits from having an en-suite with a walk-in shower

Four further large double bedrooms, one with a recently refitted en-suite shower and a refitted family bathroom complete the first-floor accommodation.

To the outside, the rear garden is mainly laid to lawn with mature shrubs and trees along with patios to enjoy Al-fresco dining and BBQ's.

There is also plenty of room for children's climbing equipment and the keen gardener to keep a greenhouse or shed for those all important gardening tools.

Gated access to the side of the property leads to the detached double garage and extensive driveway parking for numerous vehicles.

Fringford is a vibrant Oxfordshire village with many community groups, a primary school, playgroup, public house, recently refurbished village hall, a green, cricket pitch and a church.

There are a number of good local independent schools in the Tri-County Area including Bloxham, Oxford High, Beachborough, The Royal Latin School and Stowe.

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.

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

The M40 is within easy reach and offers access to London, M25, Oxford and Birmingham. 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, Marks and Spencer Food Hall, David Lloyd Club, and a cinema complex.

Bicester Village is a dream destination for designer shopping with 180 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/Breakfast Room, Utility Room, Sitting Room, Dining Room, Study.

First Floor - Five Bedrooms, Two With En-Suite, Family Bathroom.

Outside -Enclosed Rear Garden With patio Area, Gated Side Access, Detached Double Garage, Extensive Driveway Parking.

Local Authority - Cherwell District Council.

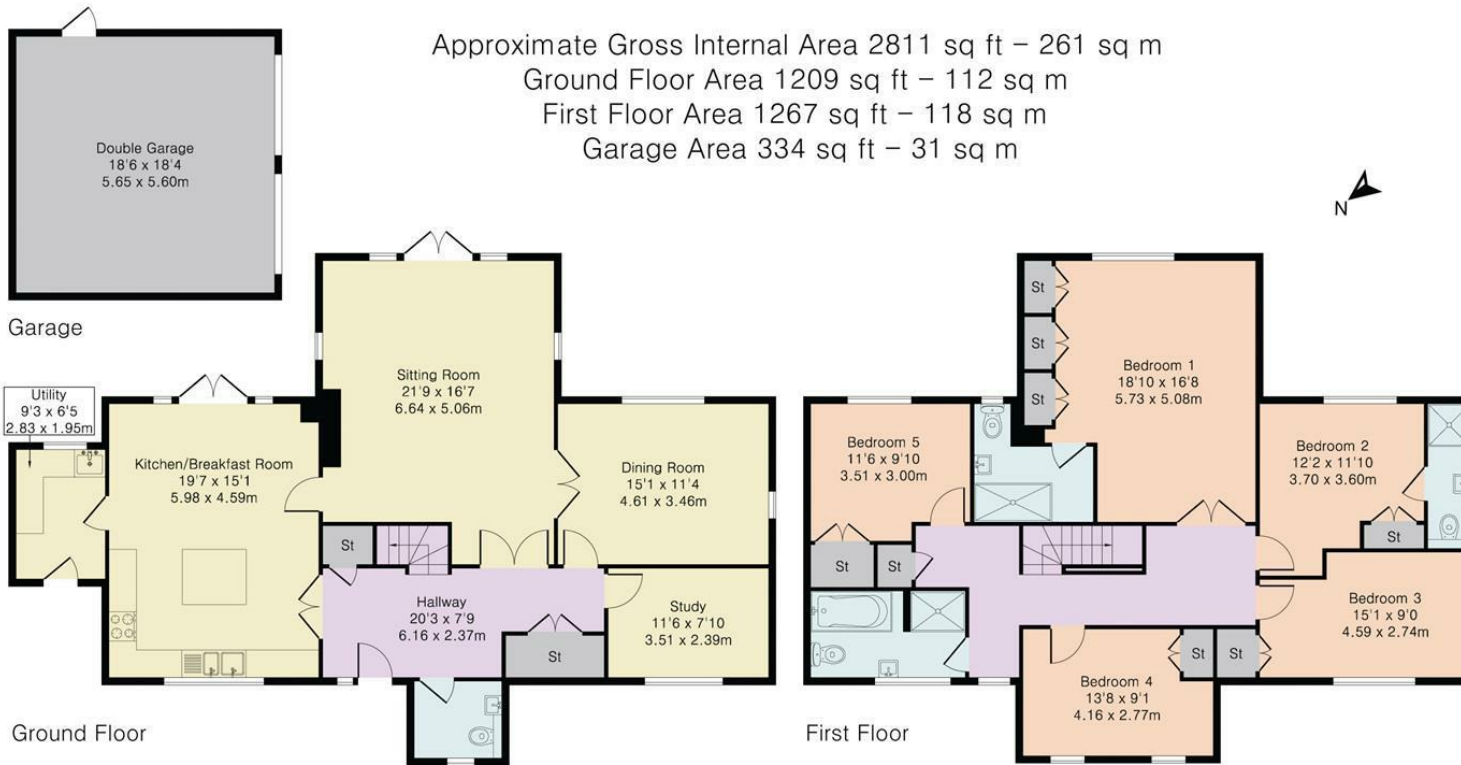
Services - Mains Water, Drainage and Electricity. Central Heating Provided By LPG Heating.

Viewings - By Strict Appointment Through Selling Agents, Fine & Country Tel. no. (01869) 240075
north.oxfordshire@fineandcountry.com





Approximate Gross Internal Area 2811 sq ft – 261 sq m
 Ground Floor Area 1209 sq ft – 112 sq m
 First Floor Area 1267 sq ft – 118 sq m
 Garage Area 334 sq ft – 31 sq m



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			
		45	61
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		57	70
England & Wales		EU Directive 2002/91/EC	

