





On Fritwell Road in the charming village of Fewcott, this impressive barn conversion offers a unique opportunity for those seeking a spacious and characterful property. Boasting 3 reception rooms and currently 7 bedrooms, this home provides ample and flexible space.

With 3 bathrooms and parking for 3 vehicles, convenience is key in this property. Although a complete refurbishment is required, the potential of this home is truly remarkable. The shared driveway with the adjacent residential care home ensures a sense of privacy.

Situated on the grounds of the care home, this barn conversion offers a peaceful setting.

The covenants are available upon request from the agent.

Don't miss the opportunity to explore this property for yourself! Viewings are available on Thursday 14/11 and 21/11. Contact our office to register your interest.

Fewcott is a small conveniently located village some 15 miles north of Oxford. It has an attractive blend of stone-built houses and cottages and has a local public house.

There is a nearby shop and primary school in Fritwell, and a church and pavilion offering various sporting activities.

Bicester is located less than 5 miles away and benefits from 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 has been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach.

Located 18 miles from Oxford and 27 miles from Milton Keynes, Bicester is one of the fastest-growing areas in Oxfordshire with excellent transport links by rail and road to the cities of London, Oxford and Birmingham.

The town is a historic market centre, but has shown major ambitions for growth through the development of the internationally recognised Bicester Village Shopping Centre, the town centre redevelopment and Bicester Eco-town.

Local Authority - Cherwell Council

EPC Rating - G

Council Tax Band - G

Services and Utilities

Electricity - Mains, Smartest Energy

Gas - LPG - NOT CONNECTED

Water - Mains, Disconnected

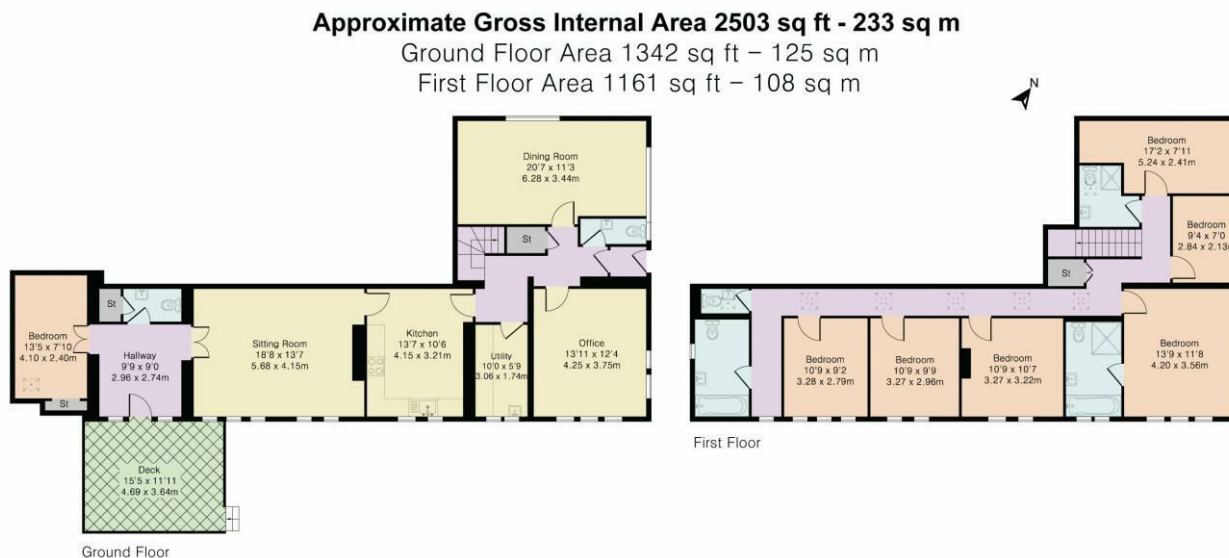
Drainage - Septic Tank

Broadband - According to Ofcom.

Mobile Coverage - According to Ofcom.

Freehold property with a shared access driveway with Fewcott House care home. We are not aware of any disputes or planning permissions currently in place which could negatively affect the property but interested parties should make their own enquiries with the local authority.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>11</b>	<b>37</b>
England & Wales		EU Directive 2002/91/EC 