





Converted from a former coach house, this charming three-bedroom cottage harmonises the traditional features of a period home with the comfort and luxury of modern living, in the much sought-after village of Fringford.

Tucked away in a private courtyard in the former grounds of Fringford Manor this beautiful cottage was converted from the original Coach House around 45 years ago.

The entrance lobby welcomes you and provides the perfect place to kick your boots off after a long countryside walk.

High ceilings, large windows, exposed beams, and original quarry-tiled floors are just some of the delightful features the cottage enjoys.

The kitchen/breakfast room is dual-aspect, fitted with floor and eye-level country-style units, complemented by tiled flooring and solid wood worktops. It also has a generous storage cupboard underneath the stairs, and an attractive stable door leading to the rear garden.

With plenty of space for a table and chairs, it provides a lovely setting for casual dining with friends and family.

The sitting room is a fabulous room. Formerly the saddlery it benefits from having high ceilings, wood panelling, and a brick-built fireplace with a wood-burning stove, providing the perfect backdrop for cosy nights at home.

A cloakroom with an attractive copper sink completes the ground floor accommodation.

On the first floor there are three double bedrooms, all with high ceilings, and a stylishly refurbished family bathroom with a large shower.

Outside to the front there is private parking, and gated side access leads to the garden.

The garden is very secluded. Carefully landscaped by the current owners it has a south-westerly aspect, and a patio for al-fresco dining.

Fringford is a vibrant Oxfordshire village with many community groups, a primary school, pre-school, village hall, a green, cricket pitch, a public house, and a 12th Century parish church.

The village is surrounded by footpaths, ideal for those who enjoy walking, and the "pop-up horse trailer" coffee shop in spring and summer is just the job when you return.

The village is also served by a daily bus service to Bicester and surrounding villages.

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.

For those who drive the M40 is accessible and offers access to London, the 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. Buckingham and Milton Keynes are also within easy reach both with a broader variety of shopping and leisure facilities.

The popular Bicester Village is a dream destination for designer shopping with 180 luxury boutiques all on your doorstep and is just a few minutes drive or a five minute walk from the town centre.







This Property Comprises:

Ground Floor - Entrance Lobby, Kitchen/ Breakfast Room, Sitting Room, WC

First Floor - Three Double Bedrooms One With A Built-In Wardrobe, Family Bathroom.

Outside - Private Landscaped Cottage Garden, Off Road Parking To The Front.

Services and Material Information:

A Natural Stone Semi-Detached Cottage With A Pitched and Tiled Roof.

All Mains Services Connected, Apart From Gas.

Heating Via Air Source Heat Pump.

Broadband - According To Ofcom- All Broadband Speeds Up To and Including Ultrafast Are Available.

Mobile Phone Coverage - Please Check Using The Ofcom Website -

<https://checker.ofcom.org.uk/>

Freehold Property.

Local Authority Cherwell District Council - Band E.

EPC Rating D

\* Please Note The Garages Are Not Included\*



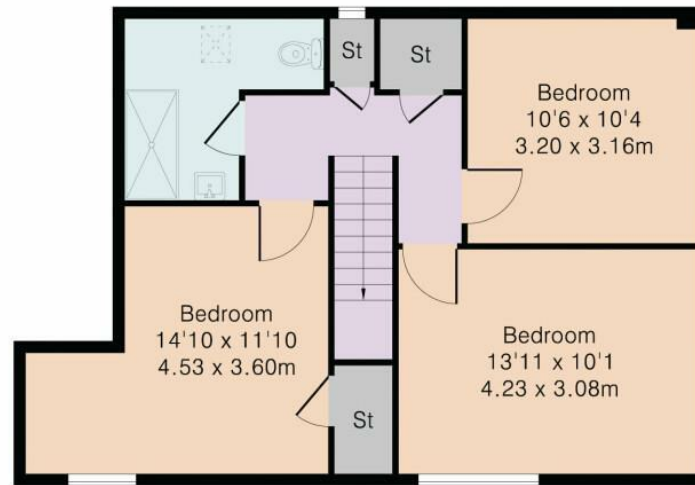




## Approximate Gross Internal Area 1129 sq ft - 105 sq m

Ground Floor Area 573 sq ft – 53 sq m

First Floor Area 556 sq ft – 52 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-61) 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			
(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	



