





An impressive five-bedroom detached Georgian home, arranged over three floors presented to the highest of standards, with a delightful rear garden, and summer house, set in a popular Oxfordshire village with easy access to commuter links.

Dating back to the 1700's Score House is an elegant period property that has been extended and refurbished throughout to provide flexible accommodation to suit modern family living, whilst retaining many of the character features.

The front of the property is enclosed by wrought iron railings, and a mature hedge, along with a footpath leading to the handsome front door.

The entrance hallway sets the tone for what is to follow, with the beautiful staircase leading to the first floor and the dual-aspect reception room just to the right.

The reception room itself has two large bookcases, window seats, and an attractive cast iron fireplace, along with Oak wooden flooring. It is currently used as a family room, and music room, but it would make for a lovely dining room too.

The kitchen/breakfast room is the hub of the house with bespoke floor and eye level units, a Villeroy and Boch double sink, a four oven AGA, Neff appliances, a super island, and space for an American style fridge freezer, all complemented by Travertine tiled flooring.

Adjacent to the kitchen/breakfast room is the dining room, which boasts original shutters on the sash window, and a multi fuel stove, making for a lovely room for more formal dining and entertaining with family and friends.

A utility room with a WC, and a boot room, which is

perfect for all the coats and boots a busy family need to store is located off the rear hallway.

The back door from the hallway leads to the side of the property and the driveway parking, ideal for unloading shopping, and bringing in the wet dogs!

A formal sitting room to the rear of the property is a fabulous room for relaxing, and taking in the views over the extensive rear garden.

The first floor has three bedrooms, and a well appointed family bathroom. The master bedroom is double-aspect with an en-suite shower, and a dressing room.

The second floor has two further double bedrooms, and an additional family shower room, along with useful eaves storage space.

The extensive landscaped gardens to the rear of the property have been carefully designed to maximise the impact of the expansive lawn, and paved pathways, which lead to various seating areas from which you can enjoy the views beyond.

A patio, with a stone-built BBQ, is neatly tucked away at the end of the stone-built home office, providing a lovely private spot for al-fresco dining.

The addition of a fabulous purpose-built summer house towards the bottom of the garden will be the envy of your guests, think long summer evenings relaxing with a glass of wine, the teenagers of the house will be thrilled to invite their friends for overnight stays too!

A brick-built wall separates the last part of the garden from the main lawn, accessed via a pretty archway it provides plenty of space for play equipment, a vegetable garden, or just somewhere to play cricket.

The vibrant village of Fritwell is approximately 6 miles North West of Bicester. Junction 10 of the M40 is a few minutes' drive away and offers commuter access to London, M25 and Birmingham.

This gem of a village, with very little passing traffic, has a real community feel with various activities for all ages including the village hall, which hosts weekly quiz nights, pub nights, and live music, playing fields where the rugby team play, a playgroup, and a scout hut.

The village shop offers a Post Office and butchers.

For those with education in mind, the village has an excellent C of E primary school with the towns of Bicester and Brackley offering further education.

The property is also within the catchment of the Heyford Park school, which is part of the Eynsham Partnership Academy.

Bicester 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 also offers a service to Oxford and London Marylebone.









Accommodation Comprises:

Ground Floor - Entrance Hallway, Family Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, W.C

First Floor - Master Bedroom With Dressing Room, and En-Suite Shower Room, Two Further Double Bedrooms, Family Bathroom.

Second Floor - Two Double Bedrooms, Storage Area, Shower Room.

Outside - Gated Entrance To The Front, Driveway Parking, Garage, Gym/Home Office, Purpose Built Summer House, Extensive Rear Garden Laid To Lawn, Patio Area, Pergola, Stone-Built BBQ

Freehold Property, Stone-Built, Slate Tiled Roof.

Services:

Local Authority - Cherwell District Council

Council Tax Band - G

Mains Electric

Mains Water - Thames Water

Mains Drainage - Thames Water

Oil Fired Central Heating

Broadband - Sky - Check Ofcom Website

Mobile Phone Coverage - Check Ofcom Website

EPC Rating - E









## Approximate Gross Internal Area 3122 sq ft - 289 sq m

Ground Floor Area 1176 sq ft – 109 sq m

First Floor Area 886 sq ft – 82 sq m

Second Floor Area 500 sq ft – 46 sq m

Garage Area 406 sq ft – 38 sq m

Outbuilding Area 154 sq ft – 14 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		
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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





