





A fantastic opportunity to purchase a detached stone-built period property with an abundance of character features, flexible accommodation, outbuildings, and a delightful rear garden in an edge-of-village location.

Approached over a gravel driveway with parking for several vehicles, this charming village cottage is new to the market for the first time in over 35 years.

The entrance hallway leads to the kitchen, which is fitted with floor and eye-level country-style units complemented by traditional terracotta tiled flooring.

The dining room boasts exposed beams, and a feature fireplace built from stone. With plenty of space for a table and chairs and a door to the rear garden it makes for the perfect space for entertaining with friends and family.

The sitting room is a fabulous room, 23'4 x 12'11, with exposed beams, a stunning fireplace with a wood-burning stove, and French doors to the garden it is the perfect room for large gatherings, or cosy winter evenings.

The original cottage was transformed with an extension to the rear in the early 1990's when a fourth bedroom was added to the property on the ground floor, along with a bathroom, providing flexibility for those who need a bedroom and living on the ground floor.

Whilst currently used as a bedroom it would also

lend itself to being utilised as a family room, or large studio.

The first floor has three bedrooms, and a bathroom.

The garden is particularly worthy of note, original stone walls provide an attractive backdrop, and with an edge of village location it offers a tranquil space for those who want to escape to the country.

With large areas laid to lawn, mature trees, a vegetable garden, attractive seating areas, pretty flowerbeds, and a patio area for al-fresco dining and BBQ's there is something for the whole family to enjoy.

Not only does this lovely property boast a large garden it also comes with outbuildings. Whether you are looking to keep classic cars, create a large home office/studio or store bikes and garden equipment there is plenty of scope for a number of uses STPP.

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, Kitchen, Sitting Room, Dining Room, Fourth Bedroom/Family Room, Bathroom.

First Floor - Three Bedrooms, Family Bathroom.

Outside - Enclosed Rear garden, Patio, Driveway Parking for Several Vehicles, Large Detached Barn, Two Stores, Large Rear Garden, Feature Well.

Freehold Property.  
Stone Under Slate Roof

Services:

Mains Electric - Octopus

Mains Water - Thames Water

Mains Drainage - Southern Water

Oil Fired Central Heating

Local Authority - Cherwell District Council

Council Tax Band - E

EPC Rating -

Broadband - Please Use Ofcom To Check

Mobile Phone Coverage - Please Use Ofcom To Check









## Approximate Gross Internal Area 2085 sq ft - 194 sq m

Ground Floor Area 981 sq ft – 91 sq m

First Floor Area 490 sq ft – 46 sq m

Garage Area 614 sq ft – 57 sq m



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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(12 plus) <b>A</b>		
(61-91) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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