



Stonebrook is a substantial stone-built family home, set within a generous plot in the sought-after Oxfordshire village of Fritwell. Blending character with modern living, the property offers spacious, light-filled accommodation arranged over two floors, having been sympathetically extended by the current owners, with a detached double garage and spacious driveway parking.

The ground floor of Stonebrook is designed with family living in mind, with Kamdean flooring and a choice of versatile reception spaces to suit every occasion.

The welcoming entrance hall leads to a sitting room filled with natural light, where a wood-burning stove takes centre stage, creating a cosy and inviting atmosphere for evenings at home.

A separate study provides a quiet retreat, perfect for working from home or enjoying a hobby in peace.

The kitchen and dining room is the true heart of the home – a bright and sociable space that brings everyone together. With plenty of room for family meals, weekend brunches, and entertaining guests, it flows effortlessly into the utility room, which keeps the practical side of life neatly tucked away.

To the rear, the second reception room is a wonderfully versatile space featuring a second wood burning stove and bi-fold doors that lead out to the south facing aspect of the garden.

A cloakroom completes the downstairs accommodation.

First Floor

Upstairs, the home continues to impress with four comfortable bedrooms arranged around a spacious and light filled central landing.

The principal bedroom is a calm retreat, filled with natural light and offering a restful outlook across the garden and delightful views beyond, benefitting from an En-suite and in-built storage.

The second and third bedroom is equally generous, making them ideal for guests or older children, while bedroom four provide

flexibility for family life, easily adapting to suit younger children, visitors, or even a second home office.

A stylish family bathroom serves the bedrooms.

Outside

Stonebrook is well-positioned on an exclusive development of just four executive homes accessed via a shared gravel driveway.

The property benefits from a detached double garage, which provides secure parking, excellent storage, or potential use as a gym or workshop, it also benefits from an EV charging point and two woodstores.

The wrap around gardens are framed by mature trees and planting, offering both privacy and charm.

To the rear, the garden provides plenty of room for entertaining, children's play, and quiet relaxation, with ample opportunity for keen gardeners to make it their own.

Location – Fritwell, Oxfordshire

Fritwell is a popular and vibrant North Oxfordshire village with a

warm community spirit.

The village itself offers a primary school, village hall, local pub, and church.

For a wider range of amenities, the bustling market town of Bicester is just five miles away, providing excellent shopping, restaurants, and leisure facilities, including the world-renowned Bicester Village. The historic town of Brackley is also close by, offering further shops, cafes, and schools.

Transport connections are excellent, with the M40 (J10) nearby providing fast road access to Oxford, Birmingham, and London. Rail services from Bicester North and Bicester Village stations offer direct trains to London Marylebone in under an hour, while local bus routes connect surrounding villages and towns.

Education

Schooling is well provided for, with Fritwell C of E Primary School within the village, and a choice of secondary schools in the area including The Warriner School in Bloxham and Heyford Park Free School. For families seeking independent education, there are excellent options nearby including Bloxham School, Tudor Hall, Stowe, and Winchester House.





The Property Comprises

Ground Floor

Entrance hall

Sitting room

Study

Kitchen / Dining room

Utility room

Family room

Cloakroom / WC

First Floor

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Family bathroom

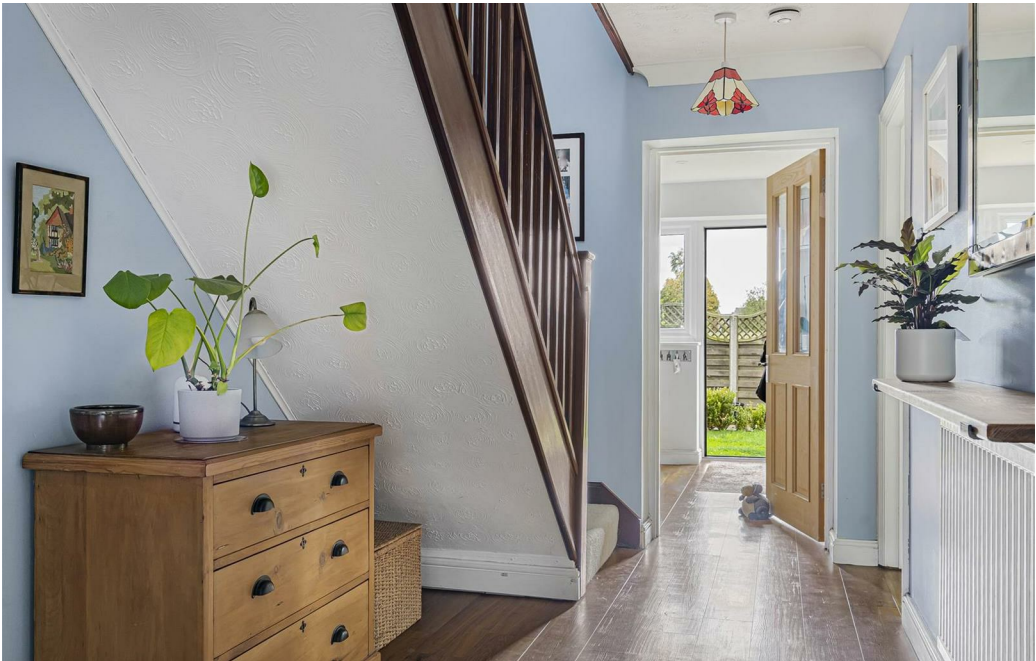
Outside

Detached double garage / gym

Driveway parking for several vehicles

Front and rear gardens





**Approximate Gross Internal Area 2150 sq ft - 200 sq m
(Excluding Garage)**

Ground Floor Area 1208 sq ft – 112 sq m

First Floor Area 942 sq ft – 88 sq m

Garage Area 360 sq ft – 33 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 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



