



22





22 East Street, Fritwell, OX27 7QH

Offers Over £420,000

**So much bright and light living space, both inside and out, and now highly energy efficient! A very complete family house in great order.**

\*\*\*EPC rated B!\*\*\* A large, extended semi with 4 bedrooms, 22 ft kitchen, 3 receptions and 100 ft garden, plus newly-fitted air-source heating & solar panels. Great condition & set in the heart of a village with amenities including a shop/Post Office, just a few yards from a great school. NO CHAIN.

Fritwell is a pretty village dating back to before the Norman Conquest. For a village of less than 500 inhabitants it is fortunate to have a post office and shop plus an award-winning butchers, a Village Hall for community and private events, two churches and a playing field with play and multi-sports areas for children, plus there is a great C of E first school - an unusual level of amenities for a village of this size. And within just a few mile radius there are masses of other amenities including several really lovely pubs. Its access is also excellent with the M40 nearby and Bicester rail station to London less than 6 miles away - with a service to Marylebone as fast as 40 minutes. This combined with its situation amid some of the prettiest countryside makes it a great place to live.

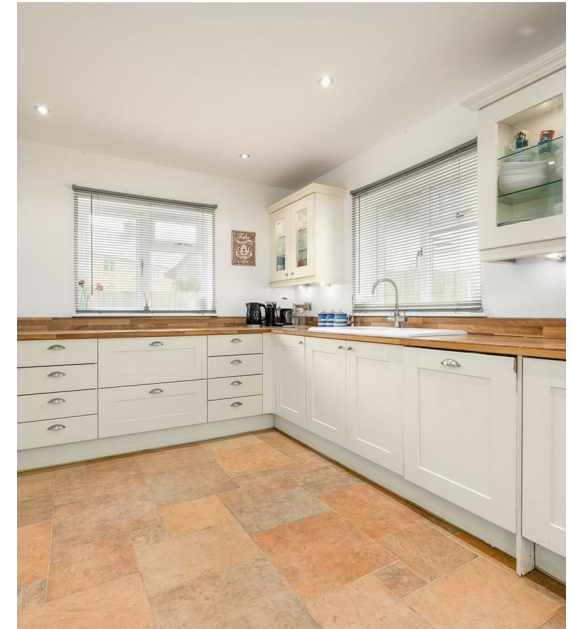
22 East Street is possibly the best mix of all things in this village. It's large, bright and light, has a great plot, fab location - and it's affordable! The extensions have provided greatly increased living space, but they've also added some individuality that elevate it above the original design. A canopy roof is not something normally found in a house of this type. Combine the accommodation with a really large garden and there's little like it available anywhere right now. \*\*\*NB our photos were taken several years ago, but apart from some decor changes it is as you will find it\*\*\*

Walking through the front door, you'll immediately notice the entrance hall is wide and bright with stairs ahead. The tiled floor underfoot is attractive and tactile, and this carries on through the dining room and kitchen behind. On the right the living room is spacious but also cozy, with a timber floor and pretty fireplace both lovely features that exude character. To the left of the hall there is the first of two bathrooms, it is a good size and modern with a white suite. Behind it the dining room is a light and pleasant, ample for a table and chairs with space to spare, and there is a large cupboard under the stairs.

- Living room with fireplace
- Spacious dining room
- Generous rear garden
- Air source heating and solar panels

- Sun room with canopy roof
- Two modern bathrooms
- Off road parking

- Large, extended kitchen
- Utility/ cloak room
- Lovely village



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Open to the rear the doorway leads into a kitchen that is extremely attractive. Units to three sides provide generous storage as well as ample work space on a wooden top. There is a dishwasher fitted along with a modern ceramic sink, and the main attraction is a large range-style cooker. This room has a broad breakfast table space, and behind it double doors open to the sun room hence the light is fantastic as is the view. With the canopy roof overhead this is a surprisingly smart room, continuing that wonderful view across the lengthy garden. Extra work space is catered for in the utility room to the side, which also doubles as a cloak room fitted with a wc.

Upstairs, all rooms are attractive and well finished. The main is a generous double, with a wardrobe built in to the side, and a lovely timber floor. All further rooms are ample with even the smallest able to cater for a double bed with room to spare. Serving all four there is a modern bathroom, tastefully designed with a rather lovely mix of Art-Deco style tiling and contemporary fittings. This includes a thermostatic shower over the bath, plus an attractive and useful vanity unit.

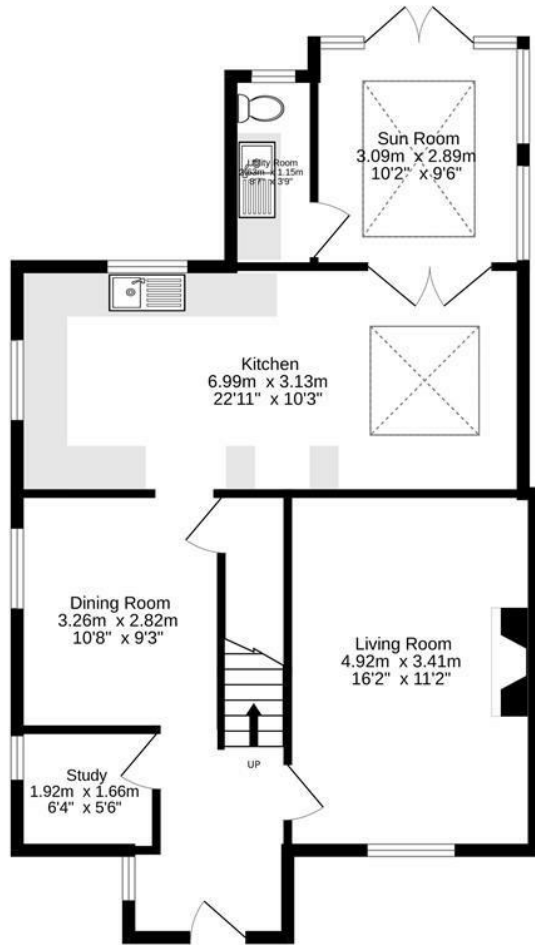
Outside, the frontage is walled with a charming picket pedestrian gate leading up to the front door through a lawned garden flanked by a hedge. To the left the wall is open with a wide gravelled area for parking. Beyond it there is access down the side to the rear garden. This opens out onto a decked area on the left and then drops down to a gravelled seating area. Behind this the lawn is long and straight securely fenced in but also softly outlined with various plants and trees including a hedge to the left. And beyond the garden is a large paddock that stretches across to the rear gardens of the houses in the next door lane, hence it's a pleasantly open and bright view.

Mains water, drainage, oil c.h.  
Cherwell District Council  
Council Tax Band D  
£2,164-10 p.a. 2023/24  
Freehold

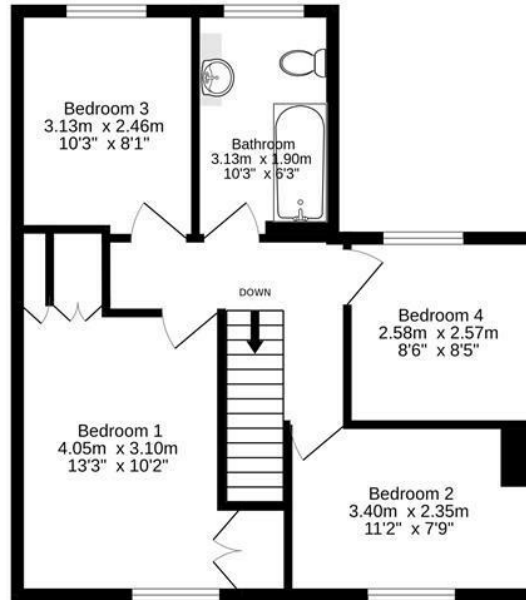




**Ground Floor**  
70.9 sq.m. (763 sq.ft.) approx.



**1st Floor**  
48.3 sq.m. (520 sq.ft.) approx.



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**TOTAL FLOOR AREA : 119.2 sq.m. (1283 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>90</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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