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Sunset Cottage 49 East Street, Fritwell, OX27 7PX

Guide Price £475,000

**We last sold this cottage over 10 years ago, and the improvement since then is breathtaking! Stunning throughout.**

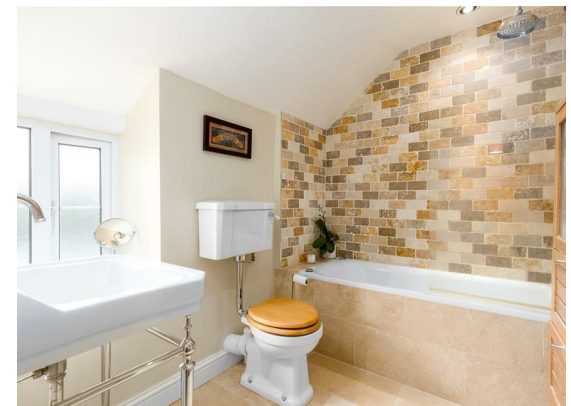
Immaculate period stone cottage with the valuable additions of a detached studio/annex with shower room, and full planning granted for a sizeable extension to four bedrooms. Three bedrooms and two receptions today, kitchen and separate utility, all beautifully presented.

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.

The probability is Sunset Cottage dates back to at least the 18th century but possibly earlier. When our vendors bought it, they were charmed by the feeling of the history, but less so by the fittings. There commenced a gentle process of upgrading and improvement that has continued through their ownership, culminating in a house that today is thoroughly welcoming due to its character and condition. In addition they've added the benefit of a detached studio/annex complete with shower room, and also planning permission to extend it significantly, the latter offering a chance to create a central village house with four bedrooms and fantastic living spaces

Walk through the gates and under the arch, over the cobbles to a door that brings you into the first of two living room spaces. It's a delightful room, generously lit by the charming bay window at the front, a great spot to watch village life roll by. The proportions are ideal, and a central focal point of a stone fireplace with its modern woodburning stove is just perfect for cold winter evenings. To the rear, past the stairs, the kitchen has been refitted with a generous range of classic units running down both sides, topped off with timber work surfaces. There is more than enough prep space here for any chef. But in addition, open to the rear is a utility space, offering get more storage as well as the plumbing for washing machines etc. This room could be enclosed as a dog lobby or boot room, as the stable door to the side is useful access for those with muddy boots or paws! To the right of the kitchen, the dining room includes a pair of French windows to the rear flanked by further floor to ceiling windows, flooding in great light as well as bringing in the lovely view of terrace and garden behind.

- Stylish character cottage
- Bay-fronted living room
- Long, landscaped garden
- Wonderful condition throughout
- Large separate dining room
- Cobbled, gated drive
- 3 Light bedrooms
- Detached annex with shower room
- Planning in place to extend



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Heading upstairs, at the top, the bedroom ahead of you is surprisingly generous. The Victorian fireplace to the right is a very pretty feature, and the alcove next to it is so deep is the perfect spot for a dressing table or similar-as demonstrated here. On the opposite wall, a vast bank of wardrobes and other storage has been fitted in an elegant style to match the feeling of the cottage. This provides more than enough storage for most. The two further bedrooms are more compact, probably ample singles, both are charming with vaulted ceilings, and a light into both is pleasing and generous. Serving all three, the bathroom has been stylishly upgraded with a timeless and classic suite. That includes a shower over the bath.

Outside, the plot is generous and beautifully planned. Behind the house, the paved terrace is peaceful and secluded hence it's used as often as possible - whether a quiet drink after work, family BBQ or entertaining friends. Long, gentle gravelled steps lead up the left side of the immaculate lawn, with a border to the right that's brimming with a wide and diverse mix of flowers and shrubs. At the rear, lawn gives way to a broad deck next to the outbuilding. Once just humble storage, today this is a genuinely valuable extra dimension to the property. It has been fully insulated to modern spec and fitted out with full electrics as well as an en-suite shower. As it is generous proportioned, where currently it's used as a studio, it could easily become a separate annex if desired.

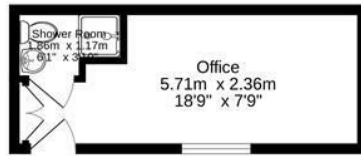
NB note the plans that we also include in our marketing were created by an architect of some repute locally. This extension would transform the cottage into a generous, four bedroomed house the envy of most. The only reason why our clients are not commencing the work themselves is time – with busy, careers and young children, it simply isn't practical for them. But their loss could easily be a new owner's gain.

Mains water, drainage, oil CH  
Cherwell District Council  
Council tax band D  
£2,164-10 p.a. 2023/24  
Freehold

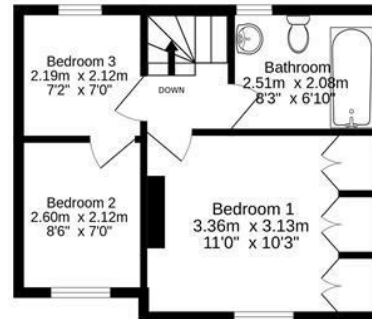
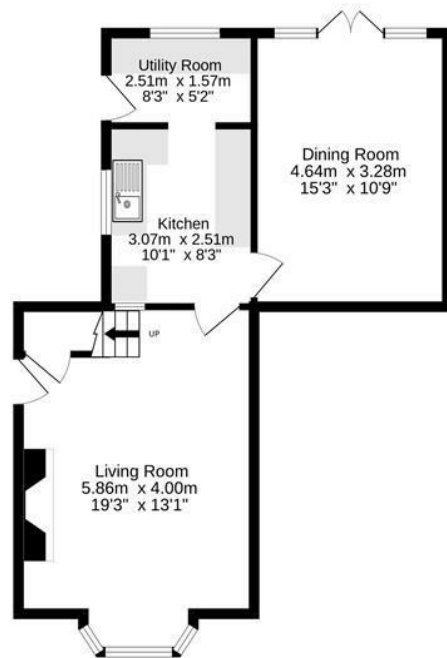




**Ground Floor**  
61.7 sq.m. (665 sq.ft.) approx.



**1st Floor**  
30.6 sq.m. (330 sq.ft.) approx.



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**TOTAL FLOOR AREA : 92.4 sq.m. (994 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>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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		

**Important Notice**

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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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