





White Cottage Rectory Lane, Fringford, OX27 8DX

Guide Price £425,000

Just delicious. Charming and quite eccentric in all the right sense of the words, the perfect historic cottage in a splendid village.

A pretty and surprisingly roomy (c.1,400 sq ft) cottage set in a splendid village that's delightfully rural but only a few miles from Bicester and Buckingham. Three vaulted bedrooms, spacious kitchen, two charming receptions with fireplaces, garage/store, and a lovely mature garden. NO CHAIN

Fringford is one of the very few villages that still feels "unspoilt". Its history dates back at least two thousand years and artefacts relating to Romans, Saxons and earlier have been found in sites within the village. It is no surprise as it sits on a tributary of the Little Ouse river, providing a valuable water source. It is also the "Candleford" part of "Lark Rise to Candleford", the story of Flora Thompson's childhood made famous on TV. Today the Butcher's Arms pub is well favoured, and the C of E first school is a strong draw to the village. For many the mix of a feeling of real seclusion to a quiet and rural spot combined with easy access to Bicester, London and beyond makes it a special place to live.

This delightful cottage sits near the end of the quietest of charming country lanes. Originally two cottages, today it's an interesting and appealing house offering surprisingly large living spaces. That said, it's a little quirky! Two staircases remind you of its previous layout. And the mix of old and modern includes beams in one part, then a vaulted ceiling in another. But that really is part of the charm of such a property. Just don't ask us for an impartial opinion as this is the sort of house we love the best.

Entering the house via the kitchen door, your first impression is one of good space and light. The modern kitchen units run round most of three sides of a large room that feels even bigger because of the vaulted ceiling overhead. There's acres of space for a good size dining table, if desired, in addition to a breakfast bar. Next door, the downstairs bathroom is simple and elegant finished with a white suite, contrasting perfectly with the oak floor underfoot. Back out to the passage and you'll see several large store cupboards. This hallway leads round to the utility area, fitted in similar style to the kitchen and hosting both washing machine and dishwasher plumbing under a worktop in which there is a stainless steel sink.

- Wonderful secluded location
- Two receptions with fire/beams
- Garage & ample parking
- Rural but connected village
- Kitchen with vaulted ceiling
- Lovely mature gardens
- Three characterful bedrooms
- En-suite & bathroom
- No chain



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Continue onwards and the first of two receptions is instantly appealing. The modern wood burning stove nestles under a thick timber lintel that must be hundreds of years old. And this theme continues with thick timbers overhead. It's a very good sized room, also well proportioned hence easy to use, and the windows on both sides bring in fantastic levels of natural light. Note there is also a porch to the front, the legacy of when it was two cottages. And similarly, the first of the two staircases is hidden behind a door next to the fireplace. Head on through to the second reception and this time the fireplace is taller, fitted with an open fireplace and a rather majestic hood. As with next door, windows to both sides make it a nice, bright room. And yet another door leads out to the front garden. As with next door, the staircase in this room is hidden behind a ledge door.

Heading upstairs from this point, at the top you find the first of three bedrooms. Light and characterful, with a-frame trusses that are probably the legacy of when it was originally thatched, it's also a good size. A number of wardrobes are fitted down one side, and next to these is a neat and modern ensuite with a thermostatic shower.

A door to one corner leads through to the next bedroom which is, again, double aspect, sitting under a vaulted ceiling. It's a bright and appealing room with windows to either side providing pretty views over your own and neighbouring gardens. The eagle-eyed will notice a hatch in the floor, traditionally described as a coffin hatch! The true purpose is to allow larger furniture to be moved up and down stairs easily in a cottage where the staircases are otherwise rather too compact. But it's a cracking talking point for when guests come to stay... From this room, double doors lead to the landing at the top of the other staircase. The smallest of the three bedrooms sits next door and, as elsewhere, it features a vaulted ceiling and beams.

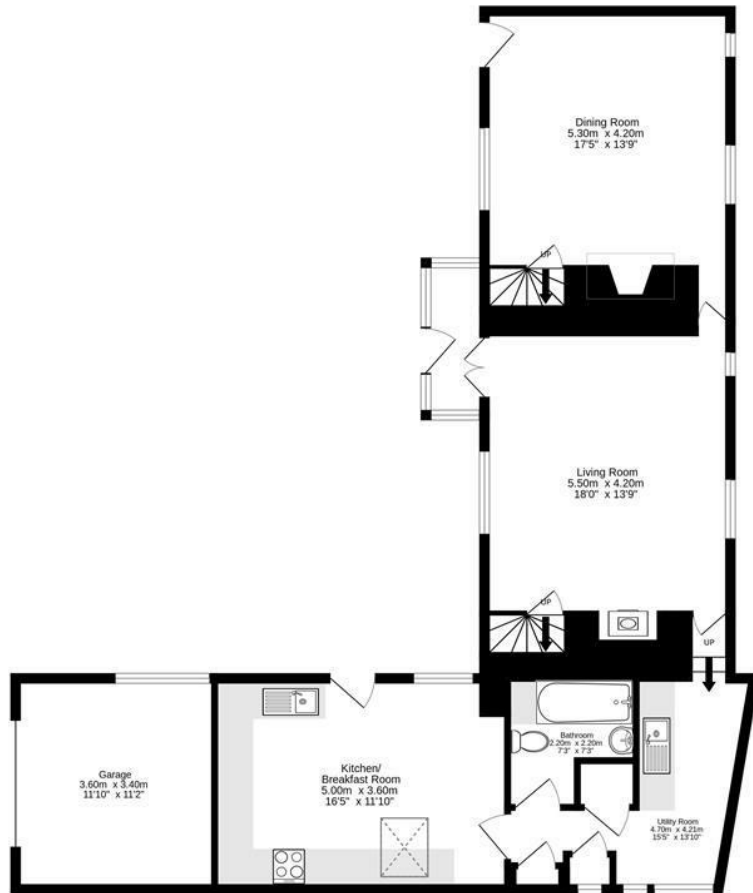
Heading outside, the cottage sits well back from the lane behind an expanse of lawn. Pretty borders run around both sides, with a wide range of lovely plants that includes ferns, conifers, roses, and much more. The double, five bar gate to the front provides access to a very useful gravel driveway in front of the garage door. Note that the garage is shorter than a standard car length as part of it is now incorporated in the kitchen - an original Mini will fit, not a modern Golf.... But it still represents very useful storage. And at the very front of the plot, the mature hedge keeps the cottage private from the lane.

Mains water, electricity, oil CH
Cherwell District Council
Council Tax Band E
£2,553-29 p.a. 2022/23
Freehold

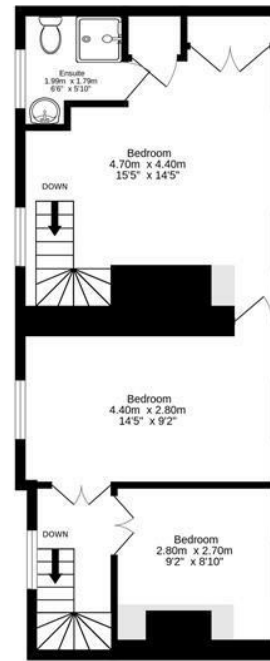




Ground Floor
89.2 sq.m. (960 sq.ft.) approx.



1st Floor
44.3 sq.m. (477 sq.ft.) approx.



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TOTAL FLOOR AREA : 133.5 sq.m. (1437 sq.ft.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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