



LAWWOOD  
COTTAGE

9

A Charming three-bedroom semi-detached cottage with an abundance of character features, with parking to the rear, offering comfort and easy living for those seeking a home in a vibrant Oxfordshire village, or a retreat with strong connections to nearby towns and transport routes.

#### A Home Full of Warmth & Character

Inside, the cottage blends traditional charm with thoughtful modern touches. Natural light fills each room, creating a warm and inviting setting.

The front door opens into a generously sized sitting room, a cosy space with cottage-style features that lend it warmth and personality.

Moving through the home, the kitchen and dining area stretches from the front to the rear of the property—an inviting space ideal for cooking, gathering, and enjoying views of the garden. The layout feels sociable and homely, perfect for everyday living as well as entertaining.

Upstairs, the cottage offers three light-filled bedrooms and a well-appointed family bathroom. The configuration provides flexibility—whether for a main bedroom, guest room, children's rooms, or even a creative space.

The rear garden is a private, mainly laid to lawn, with a storage shed, and a greenhouse it is ideal for outside entertainment and relaxing.

At the far end of the garden sits a detached

stone-built outside office, ideal for home working, hobbies, or as a quiet retreat. This versatile outbuilding adds significant practicality for modern living.

#### Off-Street Parking at the Rear

A rare advantage for a village cottage, this property benefits from off-street parking accessed from the rear, ensuring convenience and ease without compromising the charm of the property's frontage.

Fritwell is a vibrant, historic village known for its welcoming community and attractive stone cottages. It offers:

- A well-regarded primary school
- A village hall with regular community events
- A local shop
- Peaceful countryside walks right from the doorstep

The village is perfectly positioned for a balance of rural calm and easy access to amenities and transport links.

Bicester is only a short drive away, offering extensive shopping, dining, and fast train services to London, Oxford, and Birmingham.

Banbury, Kidlington, and Oxford are all easily reached for work, leisure, or schooling options.

The village is well-served by a local bus service connecting to Bicester and the surrounding villages.

Major routes including the A34, M40 (J10), and A41 are close by, making commuting straightforward.

This combination of countryside tranquillity and excellent accessibility is one of the area's strongest appeals.





Property Comprises:

Ground Floor

Entrance into the sitting room  
kitchen/dining room positioned at the rear with access to the garden

First Floor:

Three Bedrooms, Family Bathroom

Outside:

Private rear garden  
Driveway with off-street parking located at the rear of the Property.  
Detached garden office/outbuilding providing useful additional workspace or storage.

Freehold Property

Stone-Built With Slate Tiled Roof

Services:

Oil-Fired Central Heating  
Mains Water - Thames Water  
Mains Drainage - Thames Water  
Broadband - Please Check Coverage With Ofcom  
Mobile Phone Coverage - Please Check With Ofcom

Local Authority - Cherwell District Council

Council Tax Band -



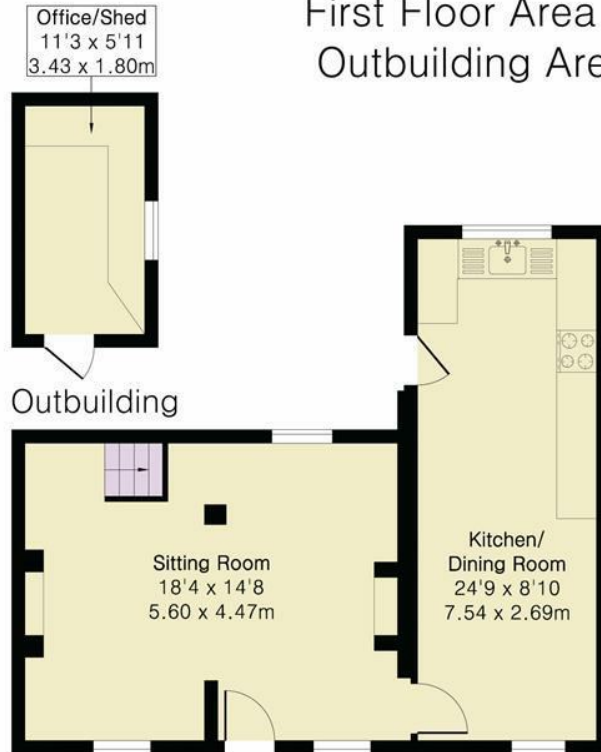


# Approximate Gross Internal Area 955 sq ft - 89 sq m (Excluding Outbuilding)

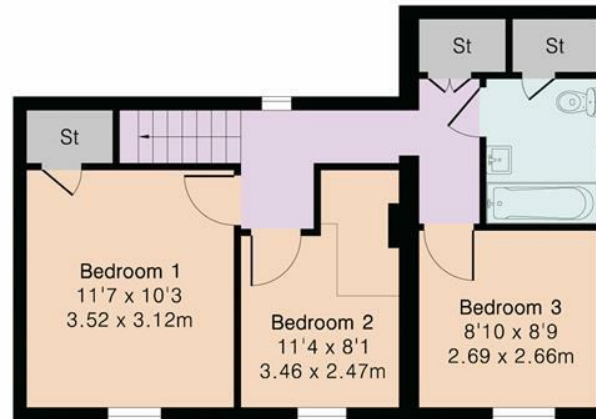
Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 453 sq ft – 42 sq m

Outbuilding Area 66 sq ft – 6 sq m



Ground Floor



First Floor

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	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.



