



4 George And Dragon Close, Fritwell, OX27 7AF

Guide Price £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

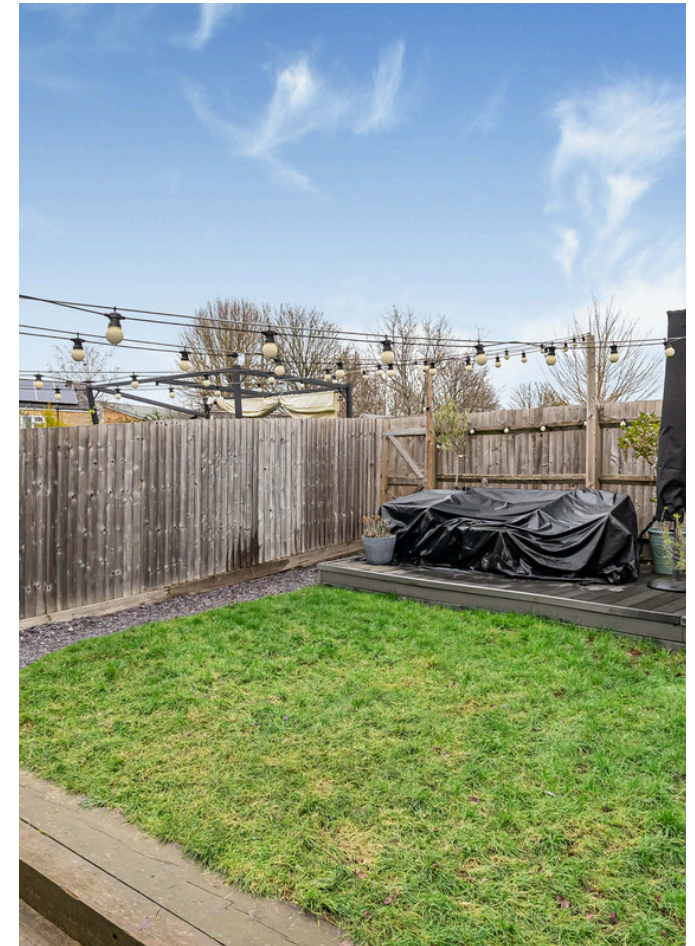
A most attractive natural stone fronted modern cottage, constructed only six years ago, in a lovely village setting. This charming end terrace house has, many appealing features. Traditional layout having an entrance hall with cloak room off, a dual aspect sitting room. A major feature of the property is the vaulted ceiling kitchen/dining room with a range of fitted appliances, double doors to the back garden and a roof light. Additionally, on the ground floor there is storage and a utility room. Ensuite shower room to the master bedroom, one further bedroom and an attractive family bathroom. The rear garden is well enclosed and there are two parking spaces. Viewing highly recommended.

### MATERIAL INFORMATION

A three bedroom end of terrace house, traditionally constructed approximately six years ago. Mains; water, drainage and electricity are connected. Heating - air source heat pump to underfloor heating (ground floor) and radiators. Broadband - Ofcom states that standard and super fast broadband are likely to be available. Mobile phone coverage - likely predicted availability according to Ofcom - is O2 and Vodafone - good outdoor, variable indoor; EE and Three good outdoor.

Local Authority - Cherwell District Council - D. EPC - B.





## Key Features

- A delightful end terrace modern cottage
- Attractive village setting
- Large kitchen/dining room with vaulted ceiling
- Air source heat pump
- Well-proportioned garden
- Parking
- Ensuite to master bedroom
- Convenient to Junction 10 M40.
- See our website for up-to-date material information.

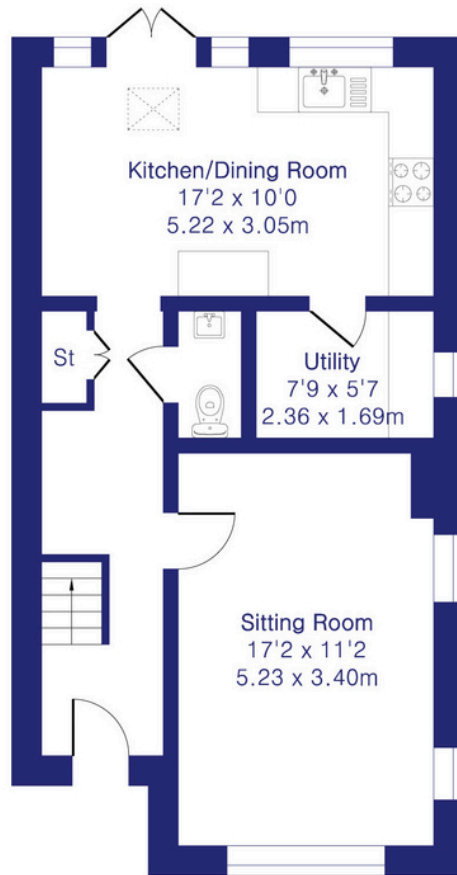
## The Location

Located in an attractive and desirable village approximately six miles to the north of Bicester and convenient to Junction 10 of the M40. Fritwell has a highly regarded primary school, a village store/post office and an active community. Bicester provides for all everyday needs as well as having two mainline railway stations with services between them to Oxford, Birmingham, London Marylebone and on the new East West Rail link.

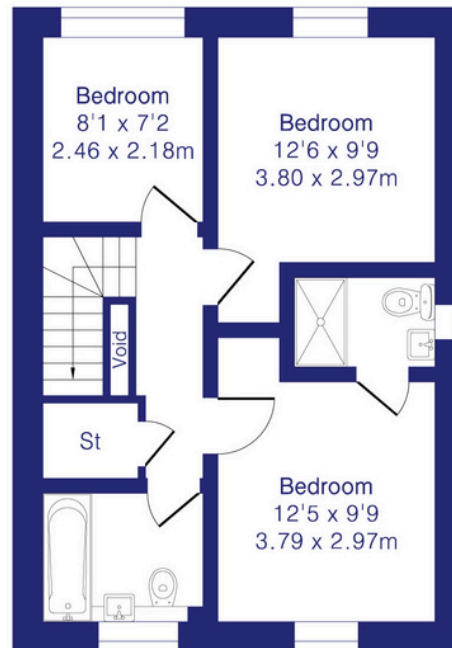
**Approximate Gross Internal Area 996 sq ft - 93 sq m**

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 437 sq ft – 41 sq m



Ground Floor



First Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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