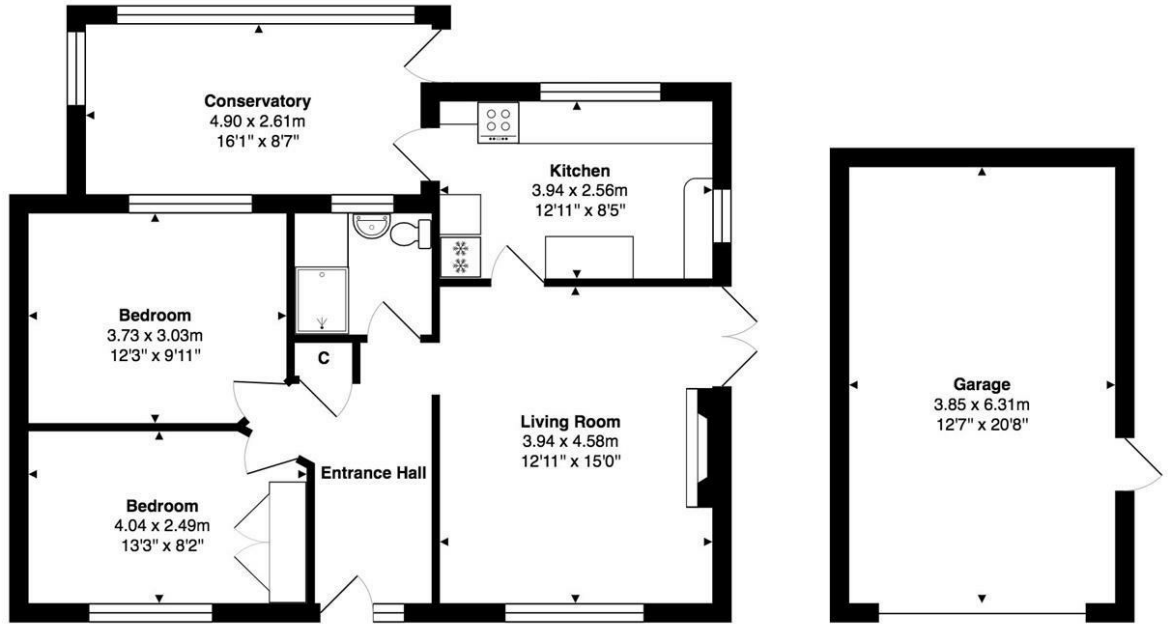




5A, THE LANE, FRITWELL, OX27 7QW

FLOWERS 
ESTATE AGENTS



Ground Floor

Garage

Approximate Gross Internal Area

76.0 m² ... 818 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk



5A, The Lane, Fritwell, OX27 7QW

Freehold



- Stylish detached bungalow
- Well proportioned living accommodation
- Well proportioned reception room
- Conservatory
- Single garage with driveway parking
- Two double bedrooms
- Immaculately presented throughout
- Contemporary kitchen
- Well maintained gardens
- Council tax band C | EPC grade D

Located within the highly regarded village of Fritwell, this exceptional two bedroom detached bungalow has been beautifully reimagined to offer contemporary living with impeccable style throughout. Unfolding over 818 Sq.Ft, the property offers a series versatile living spaces which are synonymous with modern day living.

The central entrance hallway immediately creates a sense of space and light and sets the tone for the remainder of the tour. At the front of the plan is the main reception room where glazed French doors create a seamless interaction between the internal and external spaces. The modern, well-equipped kitchen has been finished to a high standard and provides ample storage and work top space. A tranquil conservatory adds flexibility and is currently being utilised as an additional dining area.

The design-led interiors continue into the two double bedrooms which occupy the left of the plan. Both bedrooms are serviced by a modern shower room.

Outside, the attractive garden provide a private retreat, ideal for entertaining or peaceful enjoyment, whilst the detached garage and driveway parking add further practicality.

Perfectly balanced, this exquisite home presents a rare opportunity to acquire a turnkey home in one of North Oxfordshire's most desirable village settings.

Declaration of Interest: The seller of this property is an employee of Finders Keepers. In accordance with the Estate Agents Act 1979, this personal interest is declared to ensure full transparency.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Fritwell is a highly sought-after conservation village which is ideally located within 7 miles of Bicester, 15 miles of Oxford and 12 miles of Banbury. The village benefits from a notable church, a local butcher and general store combined, and a well-regarded primary school, all of which contribute to the vibrant community atmosphere and the convenience of village life.

Local Authority: Cherwell
Council Tax Band: C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

