



Linwood Cottage

Guide Price £460,000
Fritwell. OX27

Linwood Cottage is a lovely three-bedroom character cottage, beautifully positioned within the highly regarded village of Fritwell. With its wisteria-covered frontage, off-street parking, pretty cottage garden and separate home office, it is an especially attractive village home, presented in excellent condition throughout.

- Pretty three bedroom cottage
- Off-street parking
- Home office
- Fireplace with wood burner
- Spacious kitchen/dining room
- Wisteria-covered frontage
- Generous double reception room
- Private cottage garden
- Council tax D | EPC rating D
- Tenure Freehold



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The front door opens into a generous double reception room, full of character, with exposed beams and a beautiful fireplace with wood-burning stove. To the other side of the room is a further feature fireplace, currently used as a charming wood store, adding to the warmth and character of the space.

On the opposite side of the house is a spacious open-plan kitchen and dining room, providing an excellent everyday living area and a natural heart to the home.

To the first floor, there are three bedrooms, served by a modern family bathroom.

Externally, Linwood Cottage enjoys a pretty cottage garden, which leads through to an excellent home office — ideal for those working from home or seeking a useful studio space. Off-street parking is positioned adjacent, adding a particularly practical feature for a character cottage of this type.

Overall, Linwood Cottage is a very pretty and well-presented village cottage, combining charm, practicality and an excellent location. Fritwell is a vibrant and attractive village, positioned approximately six miles north west of Bicester and well placed for both countryside living and commuting. The village has a lovely community feel, with very little passing traffic, a good mix of attractive stone cottages and a range of local amenities.

Within the village there is a well-regarded C of E primary school, village shop with Post Office and butcher, village hall, playgroup, scout hut and playing fields. The village hall hosts a variety of regular community events, including quiz nights, pub nights and live music, while the surrounding countryside provides plenty of opportunity for walks straight from the doorstep.

For schooling, Fritwell has its own primary school, with further options available in Bicester, Brackley, Kidlington and Oxford. The village is also within the catchment area for Heyford Park School, part of the Eynsham Partnership Academy.

Bicester is only a short drive away and offers extensive shopping, restaurants and leisure facilities, along with two railway stations. Bicester North provides direct services to London Marylebone in around 45 minutes, as well as services towards Birmingham, while Bicester Village station offers routes to Oxford and London Marylebone.

The village is well positioned for road links too, with Junction 10 of the M40 just a few minutes' drive away, providing access towards London, the M25 and Birmingham. The A34 and A41 are also within easy reach, and local bus services connect Fritwell with Bicester and surrounding villages.

Fritwell offers a lovely balance of village life, countryside surroundings and excellent accessibility.

- Tenure: Freehold
- Local Authority: Cherwell District Council
- Council Tax Band: D
- Utilities: Mains gas, electric, Drainage & water



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

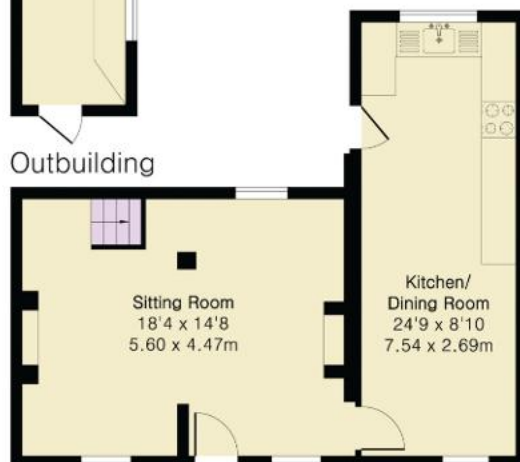
Outbuilding Area 66 sq ft – 6 sq m



Office/Shed
11'3 x 5'11
3.43 x 1.80m



Outbuilding



Ground Floor



First Floor

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.