



An immaculately presented four-bedroom detached property with a stunning sitting room, and luxurious master suite finished to exacting standards, with generous driveway parking in the popular Oxfordshire village of Fringford.

The Gables is enclosed to the front by attractive stone walls with a gated entrance leading to plenty of driveway parking.

The entrance hallway provides access to the kitchen, a cloakroom, the inner hallway, and stairs to the first floor.

The kitchen is fitted with floor and eye-level units and integrated appliances complemented by stone-tiled flooring and attractive granite work-surfaces.

The dining area has plenty of space for a large table and chairs, and French doors leading to the patio, making a perfect setting for casual dining with friends and family.

An inner hallway is light and spacious, and provides the perfect space to seamlessly blend the impressive reception rooms together, making them ideal for large gatherings and entertaining.

The sitting room is not only double aspect, but has French doors to the garden along with a fabulous contemporary feature fireplace providing the focal point.

The dining room has been enjoyed by the current owners for formal dining, but it would also lend itself to being utilised as a family room or a large home office.

On the first floor there are four double bedrooms and a family bathroom with both a bath and a shower.

The master bedroom is particularly worthy of note, overlooking the attractive rear garden, with not only a

generous number of fitted wardrobes, it also boasts a dressing room with fitted wardrobes, and a luxurious en-suite bathroom.

Outside the rear garden is completely enclosed with a patio area, mature trees, colourful flower beds, and shrubs providing a stunning backdrop for al-fresco dining, relaxing evenings, and weekend BBQ's

A summer house and vegetable garden mean this fabulous property has everything you could want to enjoy your time at home with the family.

Fringford is a vibrant Oxfordshire village with many community groups, a primary school, pre-school, village hall, a green, cricket pitch, a public house, and a 12th Century parish church.

The village is surrounded by footpaths, ideal for those who enjoy walking, and the "pop-up horse trailer" coffee shop in spring and summer is just the job when you return.

The village is also served by a daily bus service to Bicester and surrounding villages.

There are a number of good local independent schools in the Tri-County Area including Bloxham, Oxford High, Beachborough, The Royal Latin School, and Stowe.

Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach

Birmingham in 1 hour. Bicester Village Station offers a direct service to Oxford and an additional service to London Marylebone.

For those who drive the M40 is accessible and offers access to London, the M25, Oxford and Birmingham.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's supermarket, Marks and Spencer Food Hall, David Lloyd Club, and a cinema complex.

Buckingham and Milton Keynes are also within easy reach, both with a broader variety of shopping and leisure facilities.

The popular Bicester Village is a dream destination for designer shopping with 180 luxury boutiques all on your doorstep and is just a few minutes' drive or a five-minute walk from the town.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Dining Room, Kitchen/Dining Room, Inner Hallway, Sitting Room, W.C

First Floor - Master Bedroom, Dressing Room, En-Suite Bathroom, Three Further Double Bedrooms, Family Bathroom.

Outside - Gated Driveway Parking For Several Vehicles, Enclosed Rear Garden, Gated Side Access To The Rear Garden, Patio, Landscaped Rear Garden, Vegetable Garden, Summer House.
Freehold Stone and Brick Built Property, Tiled Roof.

Services:

Mains Water

Mains Drainage

LPG gas Central Heating

Mains Electric

Broadband - Please Check Using Ofcom

Mobile Phone Coverage - Please Check Using Ofcom

Local Authority - Cherwell District Council

Council Tax Band - F

EPC Rating -

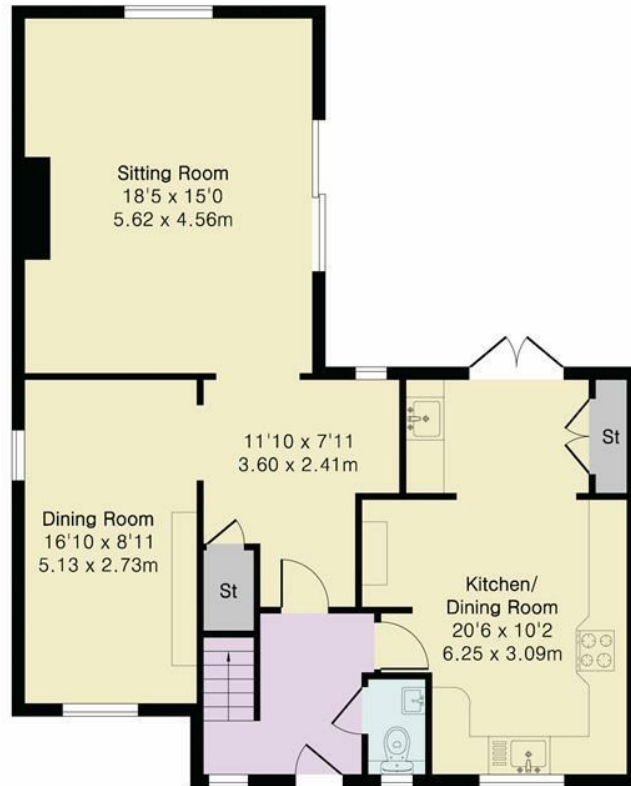




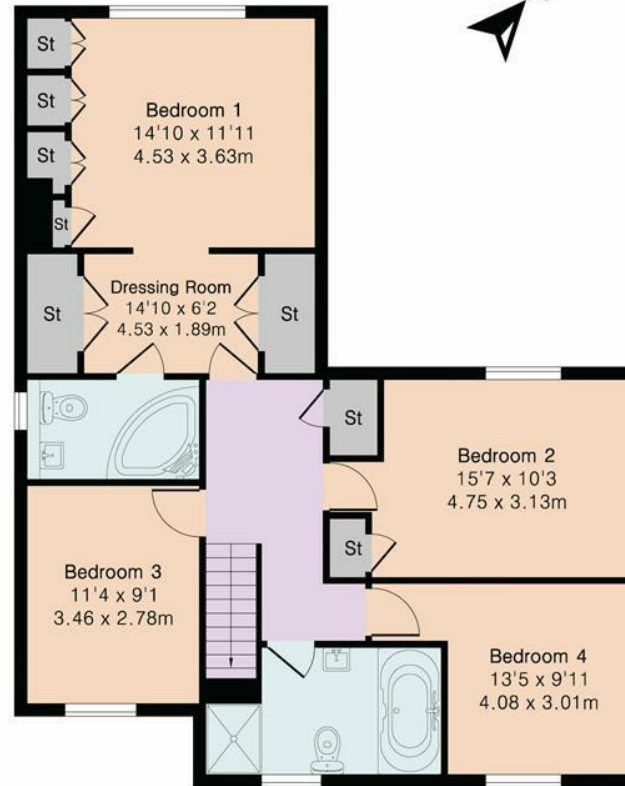
Approximate Gross Internal Area 1776 sq ft - 166 sq m

Ground Floor Area 888 sq ft – 83 sq m

First Floor Area 888 sq ft – 83 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.



