



A traditionally crafted new-build four-bedroom village home, with a detached double garage and plenty of parking, finished to the highest of standards, offering exceptionally flexible and contemporary living in an edge-of-village setting.

A beautiful village home designed for modern family living. Occupying an enviable position on the edge of the highly regarded village of Fritwell, this exceptional detached property perfectly combines timeless Cotswold-inspired architecture with contemporary design, outstanding craftsmanship and cutting-edge energy efficiency.

Built from attractive natural Cotswold stone beneath a traditional slate roof, the property has been thoughtfully designed to complement its surroundings whilst providing stylish, energy-efficient accommodation using premium materials, complemented by a detached double garage and generous private grounds. The result is an effortless home to live in that has been built to stand the test of time.

From the moment you arrive, the quality of craftsmanship is immediately evident. The handsome stone elevations, oak grain-effect UPVC aluminium windows, slate sills, and traditional estate fencing create an impressive first impression, while inside the home is flooded with natural light and enjoys delightful views across the surrounding Oxfordshire countryside.

At the heart of the property lies a stunning open-plan sitting room, where a striking central stone chimney breast houses a contemporary double-sided wood-burning stove with a substantial Oak beam above, and a solid black granite hearth creating a spectacular focal point, naturally dividing the living areas whilst retaining an exceptional sense of openness.

Exposed stonework, quality tiled flooring and large glazed openings combine to create an elegant yet welcoming living environment, ideal for both everyday family life and entertaining.

The spacious kitchen and dining room is beautifully appointed with an extensive range of shaker-style cabinetry, oak worktops, a Belfast sink, integrated appliances, a Belling five-hob range cooker, and space for an American fridge freezer, making for the ideal space for preparing family meals and entertaining. Positioned centrally within the home, it flows effortlessly into the principal reception spaces.

To one side of the property, an impressive family room provides excellent flexibility, and the perfect space for large gatherings.

Whilst to the rear, the wonderful garden room enjoys vaulted ceilings with rooflights, exposed stone walls and full-height glazing opening directly onto the terrace, creating a seamless connection between inside and outside.

A practical plant room, cloakroom and a generous welcoming entrance hall complete the thoughtfully arranged ground floor accommodation.

The first floor offers four well-proportioned bedrooms. Engineered oak flooring and solid oak internal doors with antique brass furniture continue the home's premium feel. The principal bedroom benefits from having an en-suite shower room and a walk-in wardrobe, whilst the remaining bedrooms are served by a beautifully appointed family bathroom.

Comfort is evident throughout, with water-fed underfloor heating, powered by an air source heat pump, which can be controlled independently upstairs and downstairs, combined with the high-performance aluminium double glazing, low-energy LED lighting and excellent insulation. Behind the scenes, this home continues to impress. A 200-litre hot water cylinder ensures plentiful hot water for busy family life, whilst a sophisticated rainwater harvesting system and soakaway contribute towards sustainable living.

The substantial detached oak-framed garage, finished with attractive larch cladding, benefits from power, water, reinforced doors and impressive ceiling height, offering outstanding storage or workshop potential. The rear flat roof has also been cleverly engineered with future possibilities in mind. The roof structure and supporting foundations have been designed to accommodate a potential roof terrace (subject to the necessary planning permissions), offering exciting scope for future enhancement.

Practical features such as an electric vehicle charger, integrated smoke and carbon monoxide detection, extensive storage and a comprehensive 10-year structural warranty complete a home that has been created without compromise.

Outside, Anti-slip porcelain terraces wrap around the rear of the home, perfectly positioned to enjoy the peaceful surroundings, which offer a sense of space and privacy rarely found in a newly built home.

Location

Fritwell is one of North Oxfordshire's popular villages, renowned for its attractive period architecture, strong sense of community and picturesque rural surroundings.

The village offers a parish church, village hall and recreational facilities, whilst nearby Bicester, Banbury and Brackley provide an extensive range of everyday amenities, supermarkets, restaurants and leisure facilities.

The location is exceptionally well placed for commuters. Junction 10 of the M40 is only a short drive away, providing excellent access to Oxford, Birmingham and London.

Rail services are equally impressive, with Bicester North and Banbury stations offering regular services to London Marylebone, whilst Bicester Village Station provides connections to Oxford and London via the Chiltern line.

The area is also exceptionally well served by a choice of highly regarded state and independent schools, making the property an ideal long-term family home.





Property Comprises:

Ground Floor - Porch, Entrance Hall, Sitting Room, Garden Room, Kitchen/Dining Room, Family Room, Cloakroom

First Floor: Principal Bedroom - En suite Shower Room, Three Further Bedrooms, Family Bathroom.

Outside:

Front Garden, Detached Double Garage, Gravel Driveway Parking, Side Access To The Enclosed Rear Garden, Large Patio.

Services:

Mains Electric

Mains Water

Mains Drainage

Air Source Heat Pump

EV Charging Point

Broadband Speed - Check with Ofcom

Mobile Phone Coverage - Check With Ofcom



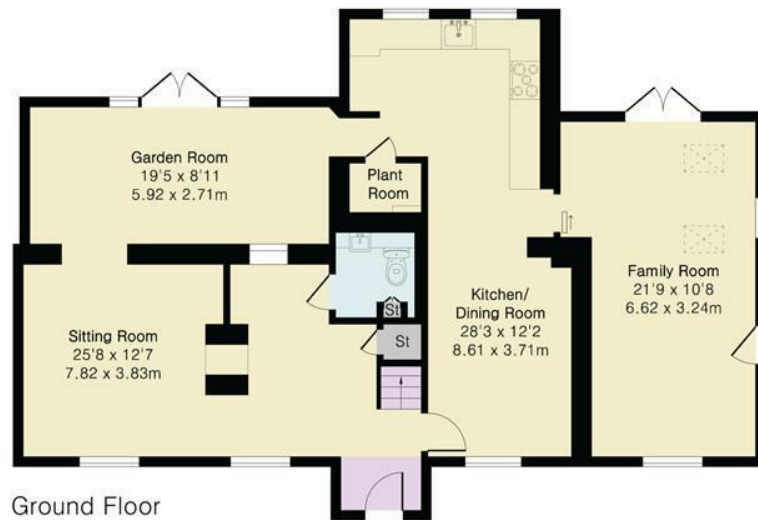


**Approximate Gross Internal Area 1788 sq ft - 166 sq m
(Excluding Garage)**

Ground Floor Area 1148 sq ft – 107 sq m

First Floor Area 640 sq ft – 59 sq m

Garage Area 284 sq ft – 26 sq m



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.



