

North Street, Fritwell, OX27 7QJ

Guide Price £775,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A substantial detached, natural stone village house, beautifully maintained and presented in a lovely village setting. No onward chain. This wonderfully light and spacious house has over 1900 sq feet of well designed accommodation. It is currently configured with three bedrooms though could easily convert to its original four. There is an entrance hall, a stylish sitting room with a lovely fireplace, a fabulously bright garden room, a well proportioned traditional dining room, a study and a super kitchen/breakfast room. Additionally on the ground floor there is a utility room and cloakroom. All three bedrooms are comfortable doubles with one being ensuite, there is a four piece family bathroom. To the front there is a garden and ample driveway parking giving access to a double garage to the rear. There is a landscaped private garden with an enviable southerly aspect, through which a small stream runs. The village pond from which the house derives it's name is just outside the boundary.







Key Features

- Substantial detached natural stone village house
- Beautifully maintained and presented
- Lovely village setting
- No onward chain
- Wonderfully light and spacious
- Three reception rooms
- Three double bedrooms (originally four)
- Private rear garden with southerly aspect
- Double garage and parking
- Easily accessible to Junction 10 of the M40 and Bicester for Railway Services







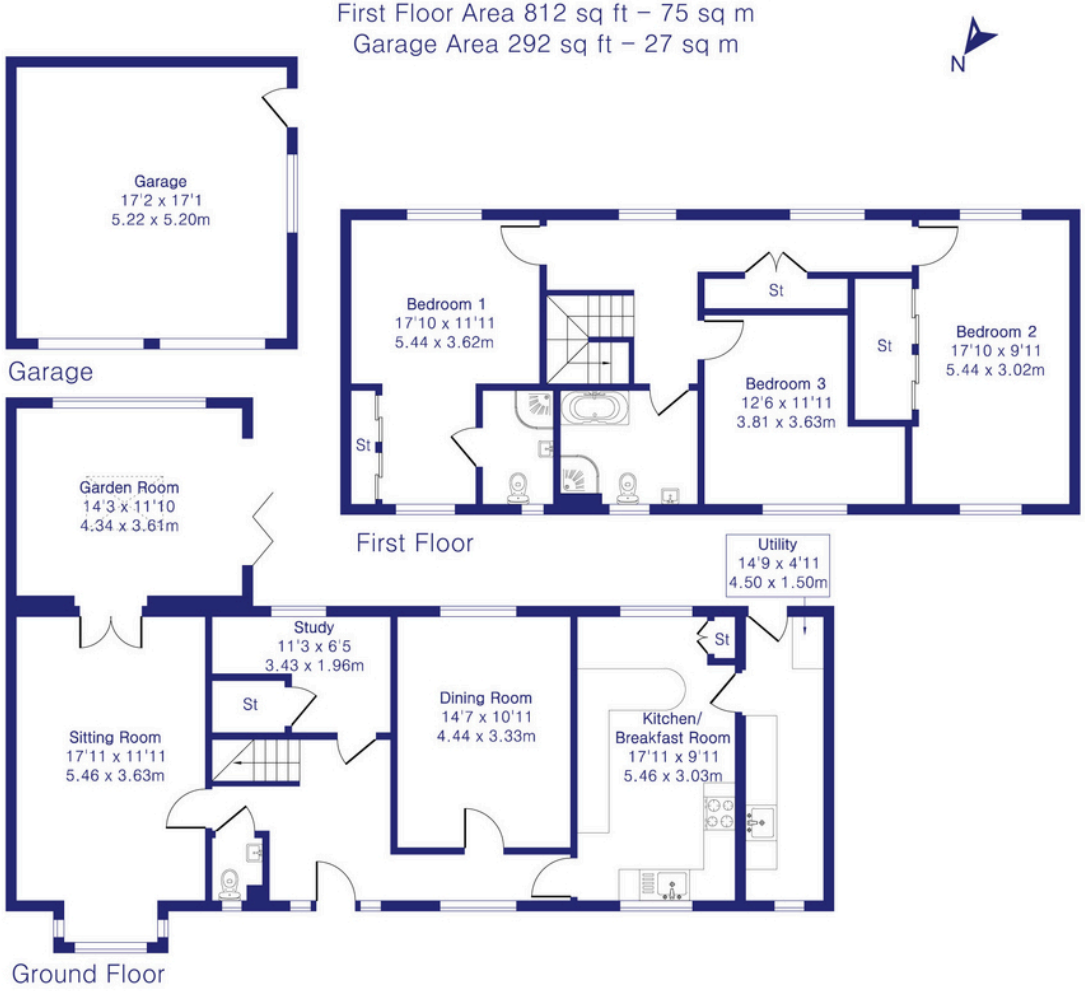
The Location

Pleasantly situated in the centre of this attractive and conveniently situated village. Fritwell has a well regarded primary school, an active village hall and a post office/store. Junction 10 of the M40 is within easy reach (0.7 miles) as is Bicester (6 miles) with its excellent mainline railway services

MATERIAL INFORMATION

A traditionally constructed detached house around 42 years old. Mains, electricity, water and drainage. Central heating oil fired boiler to radiators. Broadband - Ofcom states that it is likely that all broadband speeds including ultrafast are available. There is fibre to the property. The likely predicted mobile phone availability; all service providers are likely to have good outdoor service. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Cherwell District Council - F. EPC - D.

Approximate Gross Internal Area 1926 sq ft - 179 sq m
(Excluding Garage)
Ground Floor Area 1114 sq ft – 104 sq m
First Floor Area 812 sq ft – 75 sq m
Garage Area 292 sq ft – 27 sq m



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