
ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

MATERIALS SCHEDULE

External Walls:	to be coursed natural local stone, laid in a gauged lime mortar - stone to be brought to course with no jumpers - joints to be bagged.
Doors and windows:	to be double glazed horizontal bar windows; cottage style door; all in factory applied paint finish. Timber facing lintols over [oak].
Porch:	Painted timber with Lead Roof.
Rainwater Goods:	Powder coated Aluminium [Black]
Roof:	Natural slate roof - samples to be approved by LPA.
Nesting Boxes:	Schwegler Swift Box No. 16 Schwegler Sparrow Terrace 1SP



PROPOSED N-W ELEVATION
SCALE 1:50 @ A1



PROPOSED S-E ELEVATION
SCALE 1:50 @ A1



PROPOSED S-W ELEVATION
SCALE 1:50 @ A1



PROPOSED N-E ELEVATION
SCALE 1:50 @ A1

PROPOSED ELEVATIONS
69 NORTH STREET, FRITWELL

- ○ SURVEY INFORMATION
- ● CONCEPT DESIGN
- ○ DEVELOPED DESIGN
- ○ TENDER DRAWING
- ○ CONTRACT DRAWING
- ○ CONSTRUCTION ISSUE

Dimensions given on this drawing are to be verified on site, and any discrepancy reported to the architect. This drawing is the property of Courtingtons and copyright is reserved by the architect. This drawing is issued on the understanding that it shall not be copied, reproduced, retained or disclosed to any unauthorised person, wholly or in part without the written consent of the architect.
DO NOT SCALE FROM THIS DRAWING!

drawing issued from:
● **COURTINGTONS**, The Stables, Hardwick Business Park, Noral Way, Banbury, Oxfordshire. OX16 2AF.
t: +44(0)1295 254545 e: jon@mjct.co.uk

revisions:
REV A : 18/08/2022 : PLANNING ISSUE lw

project:
69 NORTH STREET, FRITWELL, BICESTER [OX27 7QR]

drawing title:
PROPOSED ELEVATIONS [Elevation].

scale: 1:50@A1
date: 22/07/2022
drawn: lw
checked: jct
drawing number: P916-A-03A

COURTINGTONS
Architecture & Landscape
RIBA Chartered Practice

Homelea, 69 North Street, Fritwell, OX27 7QR

Guide Price £725,000

It's very rare to find a property with the space and the permission already in place to build a further house without compromising the existing. This is that rare find.







Sat at the edge of the village in a broad plot of around an acre, a roomy bungalow with stables and garaging plus a paddock to the rear. In addition there is planning granted for a second detached property plus double garage, with separate access. This an unusual and rare opportunity, with NO CHAIN.

Fritwell is a pretty village dating back to before the Norman Conquest. For a village of less than 500 inhabitants it is fortunate to have a post office and shop plus an award-winning butchers, a Village Hall for community and private events, two churches and a playing field with play and multi-sports areas for children, plus there is a great C of E first school - an unusual level of amenities for a village of this size. And within just a few mile radius there are masses of other amenities including several really lovely pubs. Its access is also excellent with the M40 nearby and Bicester rail station to London less than 6 miles away - with a service to Marylebone as fast as 40 minutes. This combined with its situation amid some of the prettiest countryside makes it a great place to live.

Homelea was built in the 1930s and has been in our clients' family for many decades. With the elderly resident moving to sheltered accommodation it is for sale chain free. Gaining permission for the second dwelling completes the street scene and ensures the site will be much better utilised without either property ever feeling crowded. The position on this lane ensures both houses have lovely views and ample space, and the new build could enjoy the most amazing, lengthy garden while the bungalow continues to enjoy significant space as well. It's a fab opportunity and very rare.

A basic tour of the site runs thus. The whole plot is wide, with the bungalow situated on the very edge of the boundary to the left-hand side. It has a driveway offering ample space for a number of vehicles, with a garage situated just behind the existing house. From the front entrance, doors open respectively into a generous bedroom with wardrobes and a box bay window on the left, and a living room with that same style of box bay window on the right.

Behind the living room is a good sized, fully fitted kitchen/diner with space for a table. This room also links through to another bedroom on the left, plus there's a connecting door back to the first bedroom here described. A rear hall from the kitchen head to the final bedroom, another of a good size, with a shower room adjacent.

The plans created suggest the area between bungalow and new house would be garden for the bungalow. The new dwelling would be situated to the right side of the plot, with a pleasant, lawned front garden, and a driveway to the right leading to a garage at the rear, with garden between the two. A classic double-fronted design combined with traditional materials make it a very pretty house.

Inside, a stairway rises ahead. To the right, the living room is double aspect with the rear featuring bifolding doors to open out to the garden. Opposite, the dining room enjoys the charming view of the pretty lane to the front. From the hall, past a downstairs toilet, the kitchen offers an open-plan day space with more bifolding doors opening onto that same terrace. Upstairs, three ample bedrooms take advantage of pretty views in either direction, with the principle room also featuring an ensuite.











The paddock land to the rear is a good size, quite flat and well drained. It is enclosed by a mix of fencing and hedgerow, with nothing surrounding it bar open land. There is currently an access from the main plot just next to the stables, with a separate access in from the lane on the other side of the neighbouring property to the right.

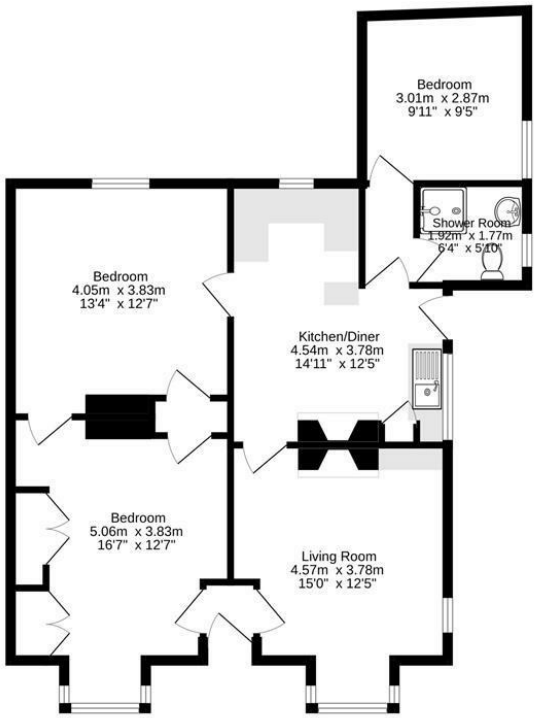




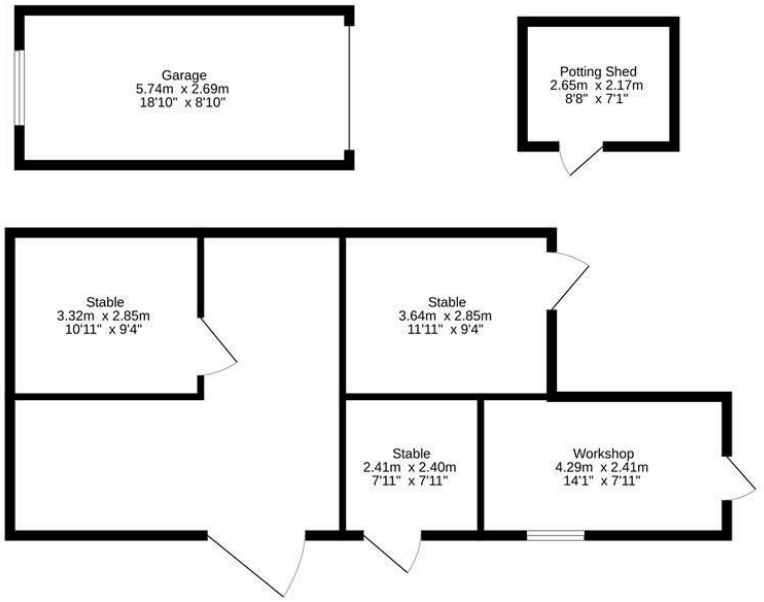




Ground Floor
73.9 sq.m. (796 sq.ft.) approx.



Outbuildings
78.2 sq.m. (842 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 152.1 sq.m. (1637 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Material Information QR code:



- C.1 acre with views
- Planning for 2nd dwelling
- No chain
- Existing 3 bed bungalow
- Planning for further garages
- Wonderful village location
- Existing single garage & stables
- Paddock with two entrances
- Easy access Bicester/London etc

To discuss this property or to arrange a viewing please call, or drop us a line
interested@cridlands.co.uk
01869 343600

https://www.cridlands.co.uk

Important Notice
These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

