

7 Hodgson Close, Fritwell, OX27 7QB

Guide Price £625,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

This extended four bedroom detached home includes a fabulous kitchen, dining, family room and an indulgent principal bedroom, located on a quiet drive with good access to the village amenities and the A43/M40. No onward chain. Off the hallway is a cloakroom, a study and double doors that lead into an extended sitting room to the right with bi fold doors to the garden. Ahead of you and to your left are doors to the sumptuous open plan, bright, airy and extended kitchen, dining and family room with a large island unit, built in appliances and once again bi fold doors to the garden with a very handy utility room off it. Upstairs the large principal bedroom has fitted wardrobes and an ensuite, as does the second bedroom. There are two further bedrooms, and a family bathroom. Outside is parking for up to four cars on a private driveway, with extra parking available in front of the double garage, which has been part converted into a multi-functional room with storage at the front. The rear of the house has a lawn and patio which continues to the side. The area of land behind the rear fence along with the neighbours is leased from the council on a ‘peppercorn’ annual rent.







Key Features

- Four Bedrooms
- Sitting Room
- Study
- Superb Open Plan Sitting Dining Family Room
- Large Principal Bedroom Suite
- Two En Suites
- LPG Gas Central Heating from Central Supply in Hodgson Close
- Double Garage Converted into a Multi-Functional Room and Storage.
- Gardens to three sides with parking for 4 cars and EV charger
- No Onward Chain







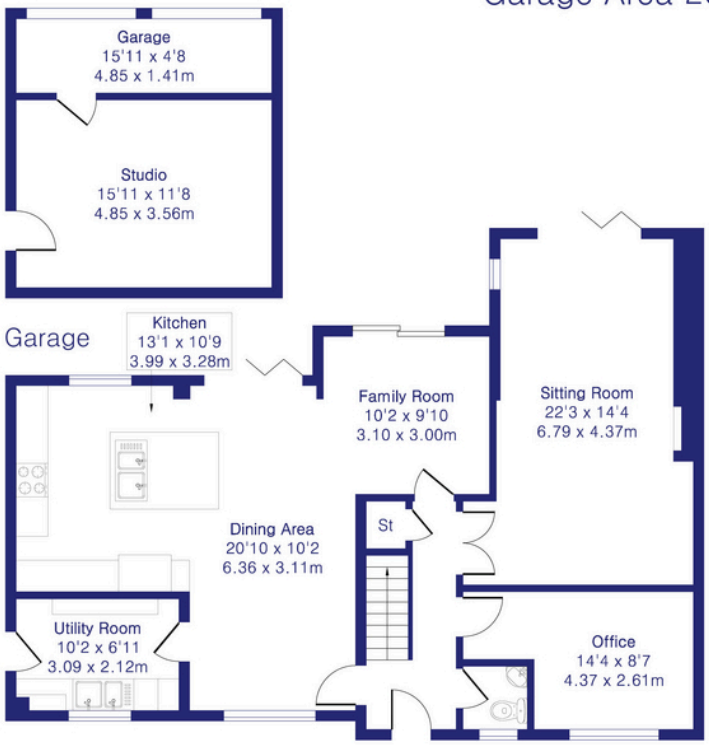
The Location

Local Shops 0.4m
Bicester Market Square 6.2m
M40 J10 2.0m
Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 6.4m
Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 5.9m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m
All times and distances are approximate.

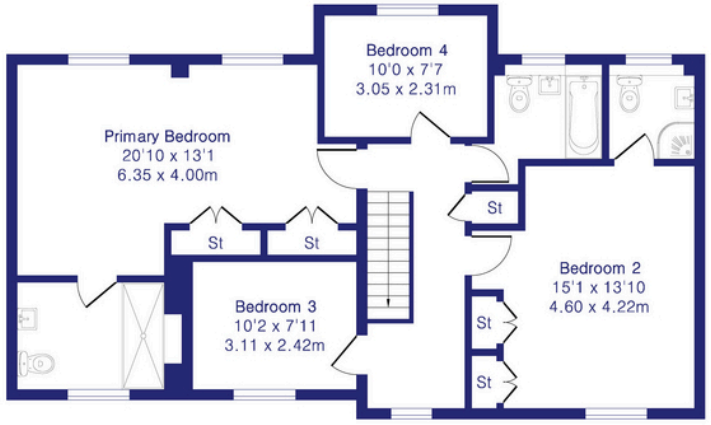
The property is connected to mains; electricity, LPGas from central supply in Hodgson Close, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available. Mobile – according to Ofcom there is good outdoor with variable in home coverage for 02, Three & Vodaphone and good outdoor coverage for EE (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. 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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.
Local Authority – Cherwell District Council F. EPC E.

Approximate Gross Internal Area 1926 sq ft - 179 sq m
(Excluding Garage)

Ground Floor Area 1019 sq ft – 95 sq m
First Floor Area 907 sq ft – 84 sq m
Garage Area 266 sq ft – 25 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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