



A fantastic opportunity to purchase a substantial stone-built nine-bedroom residence with an additional self-contained annexe with private access offering outstanding and versatile accommodation, perfect for large families and multigenerational living, set in truly extraordinary surroundings.

Tucked away in the heart of the sought-after Oxfordshire village of Fringford, The Old Bakehouse is a delightful former bakehouse with in excess of 4,500sqft of flexible accommodation, and outstanding outside space.

The property has been extended and updated over the years to offer 9 bedrooms, numerous reception spaces, and a fully self-contained one-bedroom annexe.

Approached via a sweeping gravel driveway serving just two properties, this substantial village home has plenty of private parking to both the front of the property and next to the double garage.

The house opens into a welcoming reception hallway, which enjoys views over the attractive pond and garden to the front, and boasts a wood-burning stove, making for the perfect spot to enjoy cosy winter evenings or quiet time with a good book

The kitchen is the social heart of the home, with floor and eye-level units, an oil-fired AGA and plenty of space for a large table and chairs.

The original bakery is accessed via steps from the entrance hallway. It has previously been used as a study, but it would also make for a snug or hobby room.

To the rear of the kitchen is the snug, which has French doors to the courtyard, a door to the utility room, and a cloakroom.

The snug also provides access to additional living space that suits those who may need ground-floor accommodation. It currently has a bedroom with an en-suite shower, a sitting room, a conservatory, and a double bedroom, all of which could be reconfigured to be incorporated into the main living accommodation.

The first floor has a fabulous drawing room that boasts not only a feature fireplace, but a balcony, which takes in the spectacular views over the pond to the front of the property.

In addition to the drawing room, there are four bedrooms, one with an en-suite shower room, a bathroom, and a separate shower room.

The second floor also has four bedrooms, two bathrooms, and a separate shower.

The larger bedroom to the left-hand side has a balcony with a spiral staircase, which takes you to the courtyard.

Above the double garage is a self-contained one-bedroom annexe. Currently let, it offers excellent income potential, or it could easily serve as private guest or staff accommodation. It includes a sitting area, a kitchen, a bedroom, and a bathroom with independent access.

The grounds of The Old Bakehouse are truly special. Once belonging to the village, the pond was gifted to the property and now forms a picturesque centrepiece, reflecting the surrounding trees and wildlife.

There are formal gardens to the rear, and a large patio for al-fresco dining, which overlooks the orchard, ideal for entertaining, relaxing or simply enjoying the tranquil setting.

To one side, a heated swimming pool is set within a purpose-built timber pool house, offering a secluded oasis for summer enjoyment. A further outbuilding adds flexibility for changing or storage.

The entire property is set back from the road with multiple private outdoor zones, offering an exceptional level of seclusion, whilst still being well placed to enjoy all this popular Oxfordshire village has to offer.

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.





Accommodation Comprises:

Ground Floor - Covered Porch, Entrance Hallway, Kitchen/Dining Room, Study, W.C, rear Lobby/Snug, Second W.C, Utility Room.

Ground Floor - A Bedroom, and En-Suite Shower Room With Access To Separate Kitchen and a Sitting Room, Which Also Leads To A Conservatory.

First Floor - Drawing Room With A Balcony, Four Bedrooms, Two Shower Rooms, and A Bathroom.

Second Floor - Two Bedrooms With En-Suites, Two Further Bedrooms and A Separate Shower.

Outside - Pond and Grounds To The Front, Driveway Parking, Double Garage, Self-Contained One Bedroom Annexe Above The Garage.

Private Rear Garden, Large Patio Area, Orchard, and Side Garden.

Gated Side Access To The Left, Timber Framed Indoor Pool, Timber Framed Sauna, Timber Framed Summer House.

Freehold
Stone-Built, Tiled Roof

Services:

Mains Water

Mains Drainage

Oil Fired Central Heating

Mobile Phone Coverage - Check With Ofcom

Broadband - Check With Ofcom

Local Authority - Cherwell District Council

Council Tax Band - G





**Approximate Gross Internal Area 4638 sq ft - 432 sq m
(Excluding Garage/Outbuilding)**

Ground Floor Area 1943 sq ft – 181 sq m

First Floor Area 1386 sq ft – 129 sq m

Second Floor Area 1309 sq ft – 122 sq m

Garage Area 577 sq ft – 54 sq m

Outbuilding Area 572 sq ft – 53 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			
(61-91) 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	

