





36 Ardley Road, Fewcott, OX27 7PA

Offers Over £485,000

Just the perfect family home - great space, great condition, great garden, all within easy reach of every amenity. What more could you need?

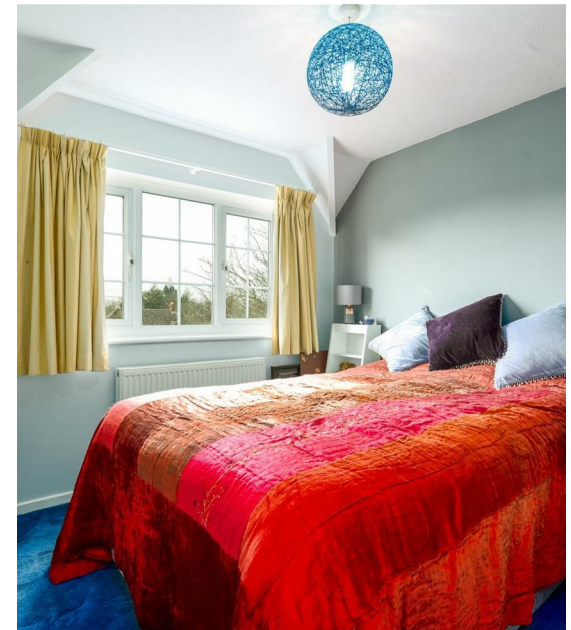
A generously proportioned, extended semi detached family home in lovely order with 4 beds (including en-suite), 3 receptions, large kitchen & utility, a lengthy garden, masses of parking, and a peaceful view across playing fields. NO CHAIN

Fewcott is a small village on the Northern edge of Oxfordshire. Its history dates back to the 12th century and evidence of its roots can still be seen at both the Ardley Castle mound and the Church of St Mary. The village is exceptionally well located with good schooling in Fritwell, several pubs nearby, lovely rolling countryside, and transport links are exceptional with M40 junction 10 a mile distant (where there are various shops including Costa, M&S, W H Smiths etc) plus the two mainline stations of Bicester North and Bicester Village, with fast trains to London Marylebone and elsewhere, just 4 miles distant.

Number 36 is a prime example of "the perfect family home". Starting life as a sturdy semi built in circa 1946, in more recent times it has grown to a sizeable and useful family house. What we particularly like about this house is the fact that successive family owners have been here for lengthy periods of time, with our clients here for nearly 30 years. That proves it has flexed and flowed with the needs of all its occupants. Today, it is a wonderfully roomy and practical house, really well presented and easy to use; a house that will take your family right through from newborn to university and beyond, should you wish it. And if you would like to expand it even further, there is opportunity for a loft conversion as others in the road have already done so.

In the centre of the rather attractive double fronted facade is an open porch, sheltering a sturdy, timber front door. Once inside, a hallway with a pretty timber floor stretches away ahead of you, with a modern cloakroom underneath the stairs next to a deep open space useful for storage. The stairs rise away ahead of you, and on the left the first of several reception rooms is exceptionally bright and roomy, occupying the whole depth of the house with windows to front and rear.

- Extended and improved
- Separate living & sitting rooms
- Lengthy front garden
- 4 bedrooms
- Kitchen with utility room
- Ample driveway
- En-suite, bathroom & cloak
- Dining room adjacent
- Garden view over playing fields



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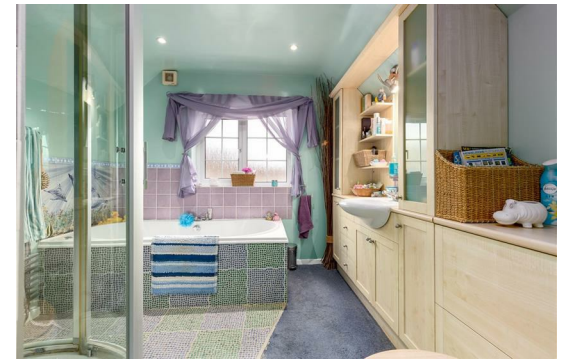
On the other side of the hall, a further reception room features a lovely, wide window, looking out over the long front garden and driveway. There is a wood burning stove fitted, with cupboards floor to ceiling on one side, and the same timber floor present in the hall continues through. At the rear, the extended kitchen is a fantastic space for any family. A long peninsula features both a breakfast bar and a number of store cupboards. Units continue down the side and rear, with a range cooker integrated. It's a generous run offering huge storage and ample prep space. And there's a utility to one side that includes both a double sink and plumbing for dishwasher/washing machine etc, in addition to even more storage. Combine that with a dining room next door that includes glazed doors to the terrace, and we think the mix of reception and kitchen, allowing the whole family to interact just as easily as separating for their own space, is ideal.

Head upstairs, and at the top the landing splits. To the left the bedroom at the front is well proportioned and characterful with just the very edges of the roof timbers peeping in as eaves features framing a large window. Next door, the smallest of the bedrooms is currently set up as a study, overlooking the rear garden, but it is just as usable as a bedroom.

Back across the landing, a further double also overlooks the garden, and this time there is a bank of wardrobes covering the left wall, in addition to which a deep cupboard occupies the space over the stairs to the right. The last of the bedrooms is a roomy double, and it's also the one equipped with an ensuite, which includes a thermostatic shower. The view to the rear looks out directly out over your own and neighbouring gardens, beyond which the village football club ground stretches across to the trees in the distance. Serving all is a bathroom that's surprisingly generous, so much so that the vendors have fitted both a bath and separate shower, along with a lengthy vanity unit providing masses of storage.

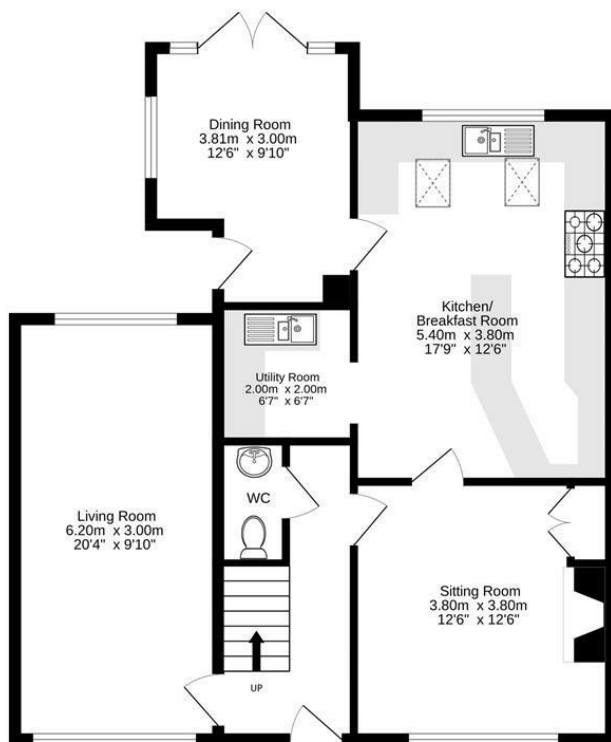
Outside, the frontage is pretty and lengthy, with a long gravel driveway to the left of a lawn that runs from the front gate post, right up to the front door, and there's a gravel path leading down the left-hand side to the rear garden. The oil tank for central heating nestles to one corner of the house at the rear, and there are propane gas cylinders to the other corner, providing the gas supply for the range cooker. Thereafter, a lawn covers much of the space, with some mature plants and trees in planted areas. The hardstanding over to the right is perfect for a shed or a hot tub (as currently used), and beyond it the decking runs the full width of the rear of the garden, a wonderful place to watch birds - and football if desired! There is also a large shed to the left side providing all the garden tool storage you're likely to need.

Mains water, electricity, oil CH
Cherwell District Council
Council tax band D
£2,086 p.a. 2022/23

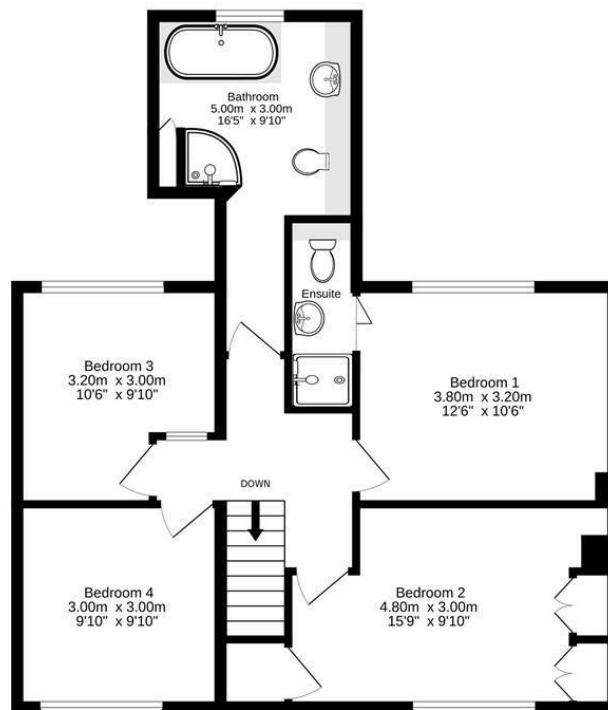




Ground Floor
75.5 sq.m. (813 sq.ft.) approx.



1st Floor
64.8 sq.m. (698 sq.ft.) approx.



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TOTAL FLOOR AREA : 140.3 sq.m. (1510 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line
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