





**A superlative quality stone house with four double bedrooms, in stunning order and specified to a very high standard.**

A beautifully specced & well-proportioned four double bedroom stone & brick house of over 1,800 sq ft with great light & space throughout. Two en-suites, three receptions, pretty garden, gated driveway parking & garage, set on a quiet lane in a pleasant village. Great light & space throughout,

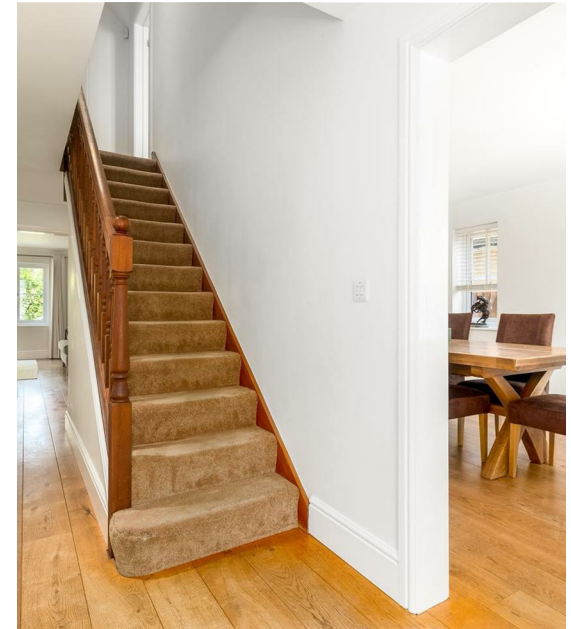
Fewcott is a small village on the Northern edge of Oxfordshire. Its history dates back to the 12th century and evidence of its roots can still be seen at both the Ardley Castle mound and the Church of St Mary. The village is exceptionally well located with good schooling in nearby Fritwell, various pubs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

The Krug was not named after a fine Champagne by accident! The original builder took great care to over-engineer the entire property. Our clients took the property on "white", as American agents would call it, i.e. empty of internals, and they have lavished continuous care and detail on every item. Everything is exceptionally stylish and presented to the highest standards, with literally nothing that needs to be done. The property also majors in having a significant amount of living space, far more than expected. It really is a "turnkey" ready property.

The entrance porch sets the standard for the house behind it. The highest quality, thick oak flooring stretches away into the distance, appearing seamless right through to the rear doors. Immaculately painted and exceptionally light, the hallway is wide enough to allow for a bookcase or side table, and ahead the stairs rise away with delicate timber spindles and rail. To the right the dining room is a great size, ample for a table and eight or more chairs quite aside from space for other side cabinets, and as it's double aspect the natural light is excellent.

Conveniently placed to the other side of the hall, the kitchen is equally pleasant. Fully fitted, high quality units wrap around three sides and the facilities includes a Neff double oven and a dishwasher, plus the sink sits in front of a window providing a pleasant outlook across the frontage and lane outside. The space is enough to allow a compact breakfast table if desired, not least as the utility to the rear contains a washing machine plus extra storage in addition to leaving space for a large fridge/ freezer. Further down the hall to the right, the study/play room feels neatly separate from the rest of the accommodation, it's bright and a good size with a view across the garden to the rear. Adjacent to this more storage is provided under the stairs.

- Outstanding spec
- Triple aspect living room
- Landscaped gardens
- 4 generous double bedrooms
- Dining room & study
- Ample gated parking & garage
- 2 en-suites, bathroom & cloak
- Kitchen & utility room
- Convenient location



## The Krug Water Lane, Fewcott, OX27 7NX

Offers Over £575,000

But the best room of the downstairs is left to last. We have rarely seen such a light, positive, pleasant and spacious living room as this. The central red brick fireplace gives the room immense character, complimented by the softly stencilled pattern to the chimney breast above. Ample furnishing space allows any number of ways to arrange the room. And being triple aspect this room is flooded with great light and a lovely outlook from any angle. But we think the double doors with side windows overlooking the garden would be our favourite view.

Upstairs is similarly impressive. The landing sets the tone by being both generously proportioned and also cleverly lit by use of a light well - effectively a tunnel drawing light from outside. The main suite is ample in all respects, with a double aspect bedroom easily housing a SuperKing bed plus all side furnishings. In the en-suite large, elegant porcelain tiles cover most of the walls and also the floor which is heated underneath, and the shower is a generous size. Bedroom two is very similar, large and light, and the en-suite shower room is good quality with contrasting travertine tiles on the floor and white tiled walls. Bedroom three is, again, a good double room and comes equipped with generous wardrobes.

Perhaps the greatest surprise is just how large the "fourth" bedroom is, the full depth of the house with a run of wardrobes down the whole of one side wall and very light with Velux roof windows to either end. Serving all, the bathroom is a real statement. A roll-top bath sits on a timber frame hand-built for the purpose, and a granite-topped stand holds the basin. Travertine marble tiles contrast beautifully with the darker wood and brilliant white sanitary ware, making an often mundane space really pampering.

Outside, to the front the off-road parking on the driveway is generous, with perhaps space for six cars behind a five bar gated entrance and various trees and shrubs offering some seclusion. Gates to either side provide security for pets and children and lead through to the rear garden. This is a treat of the same order as the internals, with a pergola seating area to the right hand side of the house under which is a large stone-paved terrace. To the other side further paving provides another great seating area, and between the two, behind the sitting room, a square deck insists the garden and living room interact.

The main lawn is a good size, with close-bard fencing to either side. A shed to the left that has two compartments - one for storage and the other to hide the fuel tank - and there are several flowering plants and trees ranged round its sides. A lush laurel hedge to the rear softens the boundary, and on the right corner a further, curved seating area is paved and ready for seating to enjoy the sun at any time of day.

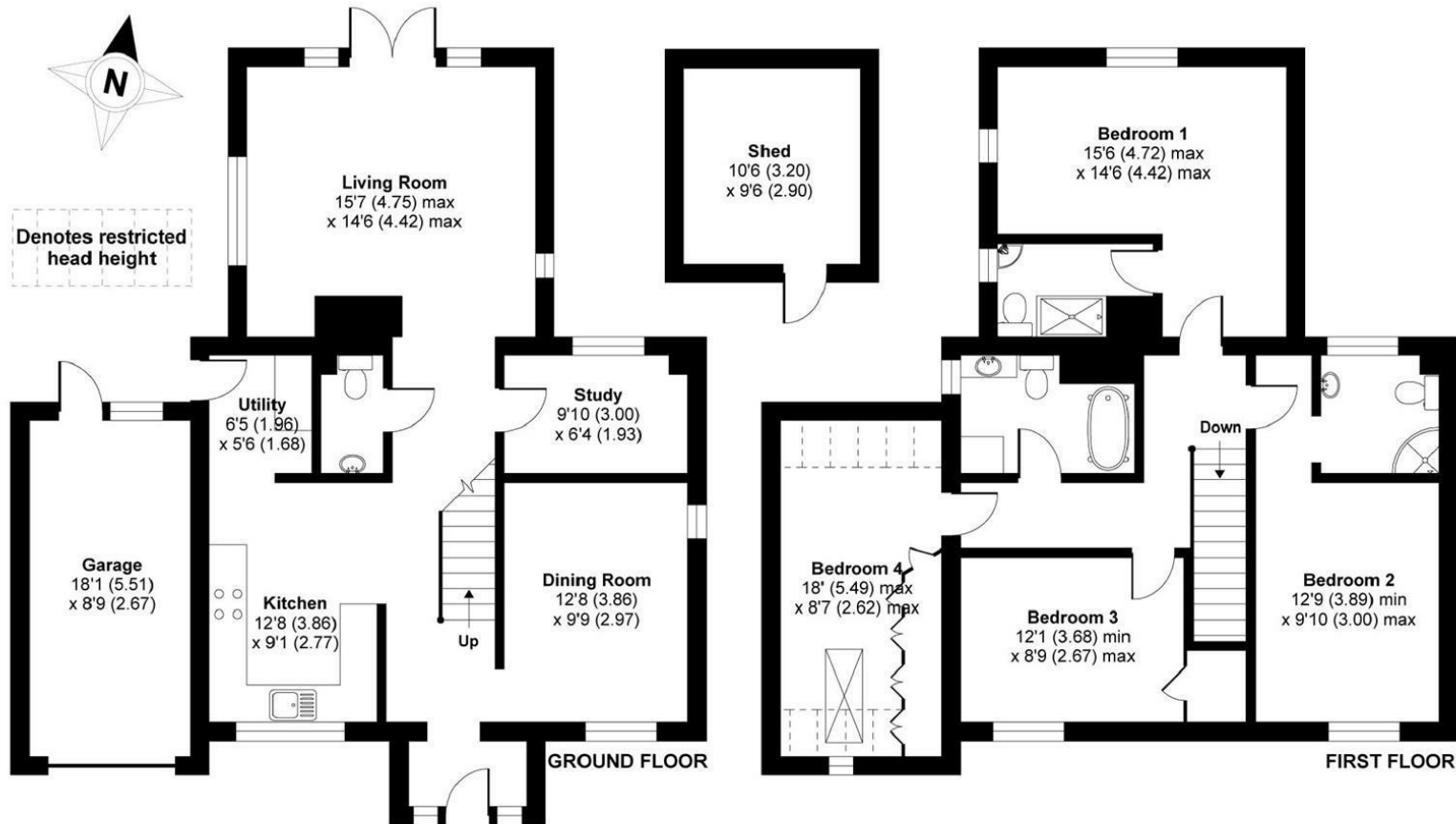
Mains water, electric, oil c.h.  
Cherwell District Council  
Council Tax band E  
£2,674-94 p.a. 2023/24  
Freehold





# The Krug , Water Lane, Fewcott, OX27

APPROX. GROSS INTERNAL FLOOR AREA 1821 SQ FT 169.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, SHED & INCLUDES GARAGE)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C	67		
(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	

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