ESTATE AGENTS
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SPIRE & SHIRE

79 East Street, Fritwell, OX27 7QF

Guide Price £400,000

The quietest of village locations and a cottage to warm the heart

Dating to the 19th century, a village cottage with 3 bedrooms (1 with walk-in wardrobe containing ensuite plumbing), bay-fronted reception with fireplace and a gorgeous vaulted kitchen/ dining room. Lovely location in a quiet village with a great shop and school, just a few minutes' drive from the M40.

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.

Number 79 was going through a lot of modernisation at the hands of the previous owners when we first met it. The current family have continued the process with a new kitchen and bathroom plus generally improving the whole experience. Today this means a cottage that is exceptionally easy to own and run, efficient but still great fun and very charming. And in particular the vaulted ceiling dining area in the kitchen is something you rarely find in a house of this size and price.

The front door leads directly into a small hall with the stairwell behind. Your eye is instantly drawn to the timbers in the wall to the left, evidence of the history of the house. Above the stairs there is also a landing window and this helps to keep the whole hall and stairs brightly lit. On the right a large living room opens up, almost square hence very practical, and very attractive with a lovely fireplace straight ahead and a bay window looking across the front garden and lane beyond. A door at the rear rather intriguingly opens into a small space - ideal for coats etc - and behind another door is a downstairs cloak room, immaculately finished and including a window facing the garden.

- Improved over recent years
- Two further bedrooms
- Vaulted dining area
- Charming and practical
- Sizeable living room with bay
- South-facing garden
- Bed 1 with walk-in wardrobe
- Stunning kitchen, high spec
- Ample off-road parking to rear

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Beyond the living room the kitchen really is quite special. Chunky timber work tops confirm the quality and thought, as does the modern composite sink. The units round three sides are however dwarfed by the space! The main kitchen area is ample and square, but open to it it the rear is a large dining room space with roof light windows above and double doors to the side. It's inviting, positive and extremely well lit. We can imagine most people spending all but late evening in this room.

Upstairs all three bedrooms are very pleasant. The main is a good size and includes an enormous walk-in wardrobe - there is also plumbing in here to be an en-suite instead if desired. The recently fitted bathroom includes a bath with a thermostatic shower and screen above it, and the style is bright and simple. Beds two and three are light, airy and very useable, with even the smallest a good single or a study. Storage is available with a cupboard over the stairs in one bedroom and additionally there is a loft. Shelves on the landing, built into the wall many years ago and part of the history of the house, provide yet more useful storage.

Outside is practical and attractive. At the front a dry stone wall encloses a small but pretty front garden with various plants. To the left of the adjoining house a long driveway leads round to a gravel parking area partly enclosed by fencing. This provides parking for two or three vehicles, plus there's the central heating oil tank here along with space for bins. A gate leads into the garden which is securely enclosed, ideal for children. The space is primarily laid to artificial grass currently for ease, flanked by a terrace that leads up to the dining room doors. As the garden faces South this is a wonderful sun trap.

Freehold
Mains water, drainage, oil c.h.
Cherwell District Council
Council Tax Band D
£2,061-98 p.a. 2022/23

Ground Floor
48.3 sq.m. (520 sq.ft.) approx.

1st Floor
38.6 sq.m. (415 sq.ft.) approx.

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TOTAL FLOOR AREA : 86.9 sq.m. (936 sq.ft.) approx.

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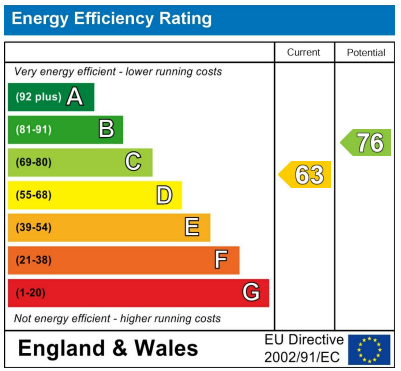

to discuss this property or to arrange a viewing please call, or drop us a line
interested@cridlands.co.uk
01869 343600
https://www.cridlands.co.uk

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