





Homelea, 69 North Street, Fritwell, OX27

7QR

Offers Over £800,000

Style your own build then sell or let the bungalow. Or vice versa. Or create a multi-generational pair of dwellings for the same family. Whatever way you choose to go, it's a unique opportunity!



*****PLOT WITH PLANNING, SECOND DWELLING, AND Paddock***** Around an acre of land with existing three bed bungalow, stabling and garage, plus permission granted for a second three bed detached dwelling with new garage, PLUS paddock land with separate entrance & backing onto fields. NO CHAIN

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.



Measure

Click points on the map to area

Perimeter
329.59 m

Area
0.99 ac

Advanced measurement:

Elevation estimate
Min: 125.97 m | Median: 128.87 m

[Save to project](#)

Homelea was built in the 1930s and has been in our clients' family for many decades, but is now no longer required. With the position of the bungalow so far to the edge off the plot it made huge sense to investigate the potential for a further dwelling, and resultant permission granted means the site will be much better utilised without either property ever feeling crowded. The position in this village and on this lane also ensures both houses have lovely views and ample space. If anything, the only slight conundrum is the paddock! It can be retained by either house as there is a choice of entrance options.

A basic tour of the site runs thus. The whole plot is wide, with the bungalow situated on the very edge of the boundary to the left-hand side. It has a driveway offering ample space for a number of vehicles, with a garage situated just behind the existing house. From the front entrance, doors open respectively into a generous bedroom with wardrobes and a box bay window on the left, and a living room with that same style of box bay window on the right.

Behind the living room is a good sized, fully fitted kitchen/diner with space for a table. This room also links through to another bedroom on the left, plus there's a connecting door back to the first bedroom here described. A rear hall from the kitchen head to the final bedroom, another of a good size, with a shower room adjacent.

The plans created suggest the area between bungalow and new house would be garden for the bungalow. The new dwelling would be situated to the right side of the plot, with a pleasant, lawned front garden, and a driveway to the right leading to a garage at the rear, with garden between the two. A classic double-fronted design combined with traditional materials make it a very pretty house.

Inside, a stairway rises ahead. To the right, the living room is double aspect with the rear featuring bifolding doors to open out to the garden. Opposite, the dining room enjoys the charming view of the pretty lane to the front. From the hall, past a downstairs toilet, the kitchen offers an open-plan day space with more bifolding doors opening onto that same terrace. Upstairs, three ample bedrooms take advantage of pretty views in either direction, with the principle room also featuring an ensuite.

10m
0m
10m



PROPOSED N-W ELEVATION
SCALE 1:50 @ A1



PROPOSED S-E ELEVATION
SCALE 1:50 @ A1



PROPOSED S-W ELEVATION
SCALE 1:50 @ A1



PROPOSED N-E ELEVATION
SCALE 1:50 @ A1

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used from:
IONS
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REV A: 18/08/2022: PLANNING ISSUE 1a

Project:
69 NORTH STREET,
FRITWELL,
BICESTER
[OX27 7QR]

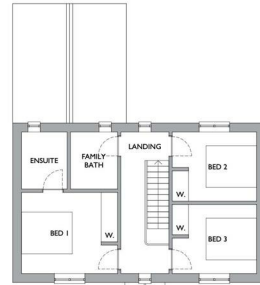
Drawing title:
PROPOSED
ELEVATIONS
[Elevation].

MATERIALS SCHEDULE

External Walls	To be external radial local stone, laid in a standard ashlar pattern. Stone to be laid in courses with no joints visible above the height.
Doors and windows	To be solid grey horizontal line windows, painted in black with black painted frames. All doors to be solid grey.
Finish	Painted in line with local stone.
Rainwater Goods	Powder coated Aluminium (Black)
Roof	As per site visit samples to be approved.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1



PROPOSED FIRST FLOOR PLAN
SCALE 1:50 @ A1



PROPOSED FLOOR PLANS

49 NORTH STREET, FRITWELL

1. CLIENTS DEVELOPER
 2. CLIENTS ARCHITECT
 3. CLIENTS LANDSCAPE ARCHITECT
 4. CLIENTS SURVEYOR
 5. CLIENTS CONTRACTOR

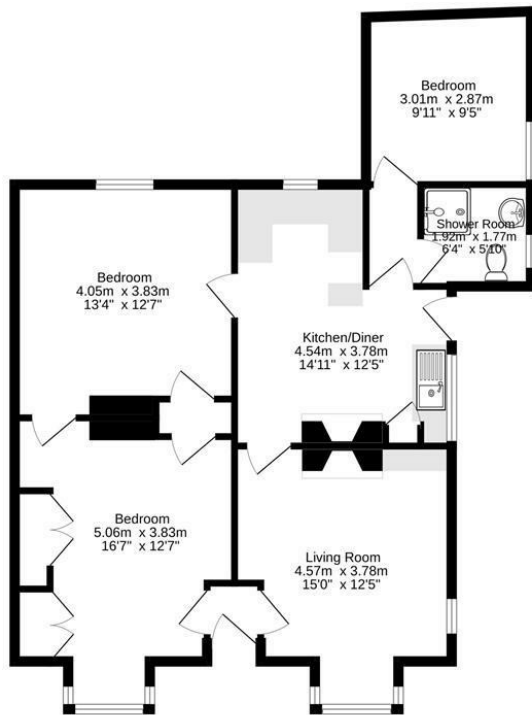
6. NORTH STREET, FRITWELL, BUCKINGHAMSHIRE
 7. PROPOSED FLOOR PLANS (Plan)

1:50 A1
 1:50 A1
 DATE: A 07

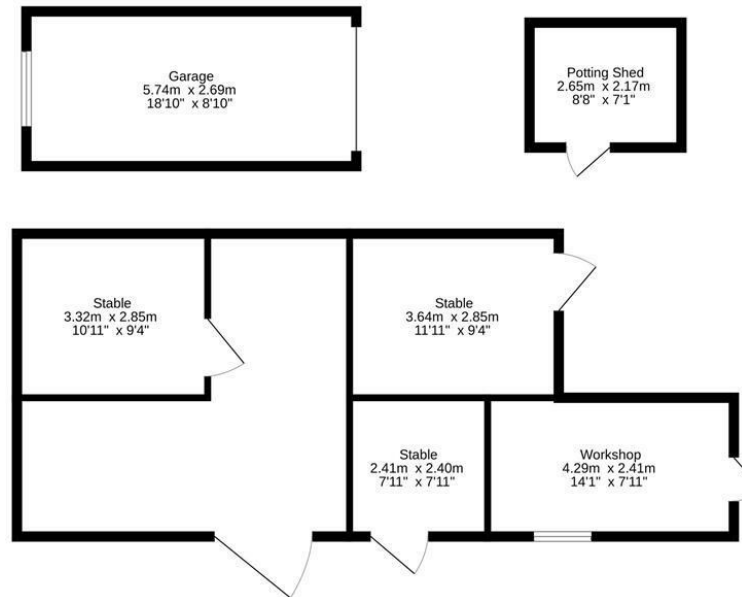
COURTESY OF
 RIBA



Ground Floor
73.9 sq.m. (796 sq.ft.) approx.



Outbuildings
78.2 sq.m. (842 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 152.1 sq.m. (1637 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			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- C.1 acre with views
- Planning for 2nd dwelling
- No chain

- Existing 3 bed bungalow
- Planning for further garages
- Wonderful village location

- Existing single garage & stables
- Paddock with two entrances
- Easy access Bicester/London etc

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>

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

