





Homelea, 69 North Street, Fritwell, OX27
7QR

Guide Price £725,000

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!

Three bed bungalow, PLUS planning granted for second dwelling, PLUS paddock Around an acre of land with existing bungalow, stabling & garage, plus permission granted for a second detached dwelling with new garage, PLUS paddock land with separate entrance. 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.



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.



This architectural elevation drawing shows a two-story house with a blue tiled roof. On the left side, there is a chimney. The main body of the house is constructed from light-colored stone or brick. The front facade features a large double door with a transom window on the left, a small rectangular window in the center, and a large six-pane window on the right. A gabled section on the right side of the house contains a small dormer window. The roofline is defined by a dark blue line.

PROPOSED N-E ELEVATION
SCALE 1:50 @ A1

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REV A : 18/08/2022 : PLANNING ISSUE 1b

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

drawing title:
**PROPOSED
ELEVATIONS**
[Elevation].

The floor plan shows a rectangular layout. At the top is the **KITCHEN**, which contains a sink and a stove. Below it is the **FAMILY** room. To the left of the family room is a **UTILITY** room with a washing machine and a door to the **porch**. Below the utility room is the **DINING** room. To the right of the dining room is a **WC** (toilet). Further right is a large **LIVING** room. A central staircase is located between the WC and the living room. The **porch** is at the bottom center, accessible from the utility room and the living room.

The first floor plan features a central landing with a staircase. To the left of the landing are three bedrooms (BED 1, BED 2, BED 3) and a family bath. To the right of the landing is an ensuite. The plan also shows a central hallway and a central staircase.

A diagram of a simple microscope. It consists of a single convex lens labeled 'L'. An eye is shown on the left, looking through the lens. An object is placed between the lens and the eye. The lens is held in a frame, and the eye is positioned to view the object through the lens.

SURVEY INFORMATION
CONCEPT DESIGN
DEVELOPED DESIGN
TENDED DRAWING
CONTRACT DRAWING
CONSTRUCTION REPORT

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69 NORTH STREET,
FRITWELL,
BICESTER
OX5 1AA

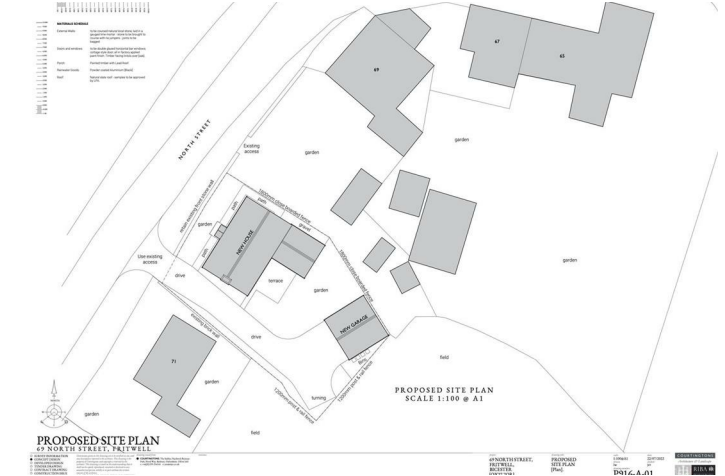
PROPOSED
FLOOR PLANS
[Plan].

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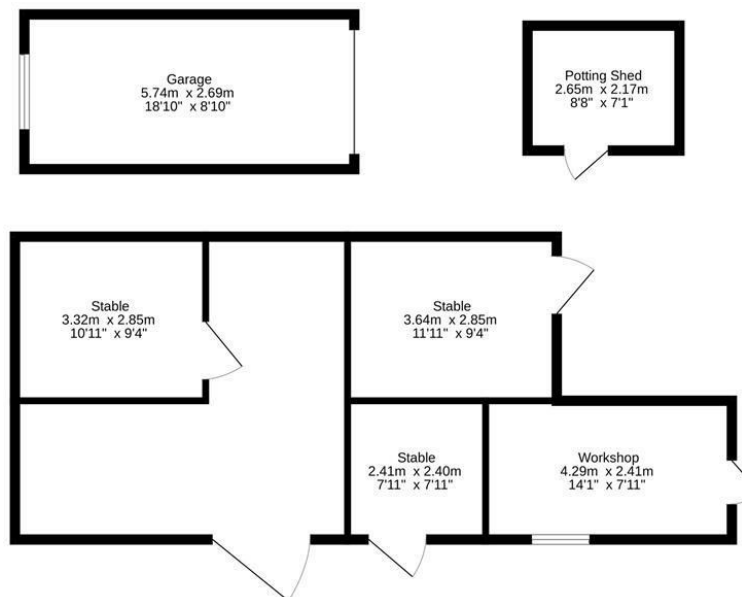
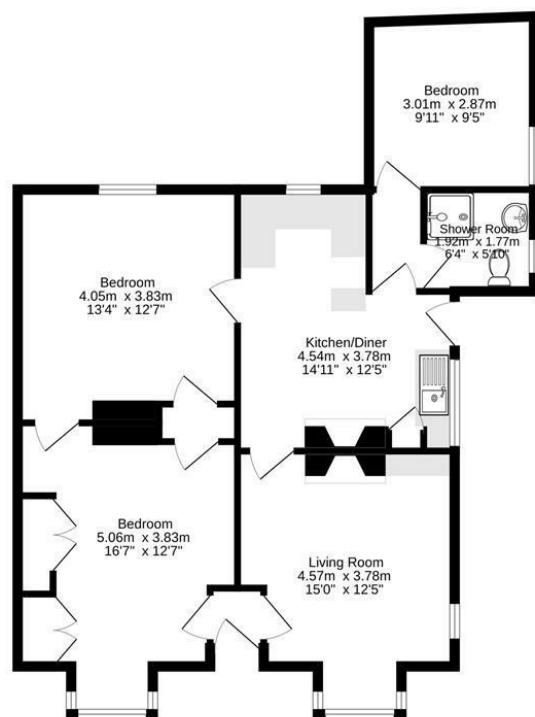
COURTINGTONS
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RIBA





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

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



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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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- 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		32
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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To discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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