





17 Hodgson Close, Fritwell, OX27 7QB

Guide Price £425,000

All you could wish for - style, space, convenience, peace - in a great village

Tucked away on the smallest tributary of a village cul-de-sac, an immaculate and appealing modern house continuously maintained and improved to a good standard. Three beds (one incl dressing area and en-suite), living room & conservatory, stylish kitchen and a fantastic garden.

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. Its access is also excellent with the M40 nearby and Bicester rail station to London less than 6 miles. This combined with its situation amid some of the prettiest countryside makes it a great place to live.

Hodgson Close is a discreet development of late 20th century houses, built to provide the village with intelligently designed and affordable properties for its increasing population. With a good mix of 2, 3, 4 and 5 bed houses, there is a lovely balance of younger owners, families and retirees in the same, quiet close. And as it's located on the edge of the village, field walks are just a few moments from the front door. This particular house has been owned by our client for some years and has been tastefully maintained and improved throughout. The house sits in a sub-close with just a few neighbours so it's incredibly quiet; a perfect place to bring up any family.

A welcoming and bright front porch opens into the hallway. On the right is the entrance to the cloakroom, hosting a classic white suite finished off with the same high quality Karndean flooring that you will find throughout the hallway and kitchen/diner. Keep to the right and you will find the kitchen dining area which stretches the entire depth of the property. Recently renovated, this contemporary kitchen with its LED floating shelf feature wall provides the ideal atmosphere for catching up with a friend over a Mojito. And the 'breakfast bar/feeding pit stop' serves well for the constant feeding demands of a busy family! Looking out through the kitchen window to the front of the property, units across the width of the kitchen house the sink, dishwasher and washing machine. On the right is the oven and integral fridge freezer, on your left the stable door which leads to the driveway. Facing in the opposite direction we have a generous L-shaped counter with gas hob extractor fan above and storage beneath. Stepping into the dining area, the under counter storage continues along the outside facing wall, leaving space for table and chairs backing onto the UPVC french doors offering the perfect back drop.

- Peaceful cul-de-sac
- Refitted bathroom
- Conservatory
- Wonderful village
- En-suite & dressing area
- Pleasant, landscaped garden
- Three ample bedrooms
- Generous living room
- Single garage



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Back to the hallway, on the right, through the half glass-paned door is the living room. A pretty bay window overlooks the small front garden and close and a pair of glazed doors to the rear open into the south facing conservatory, a smart room used all year round with a practical tiled floor and a pair of doors giving easy access into the garden. The main focal point in the living room is the fireplace, fitted with a gas fire set into a marble surround.

Heading upstairs the landing gently meanders off to all rooms. On the right is the first of three bedrooms, with a view to the rear garden. Used currently as a very generous study, it's actually well proportioned enough for use as a small double if needed. Next door is bedroom two, much more ample and offering a quiet and attractive view to the front across the close. The bathroom features a white suite, with stylish metro tiling around the bath and toilet, and a shower is fitted above the bath. Facing the bathroom is the door for the airing cupboard and to your right is the largest double with a sumptuous dressing area to the front, fully equipped with built in wardrobes. On your right adjacent to the dressing area is an en-suite; this has just been tastefully refitted with an attractive modern suite that includes a enclosed shower.

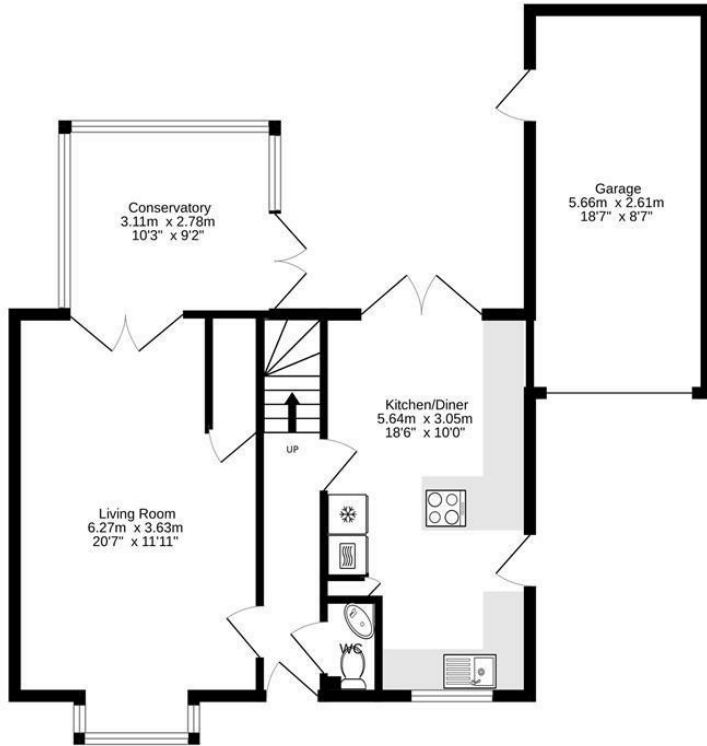
A neat front garden borders the front of the property, with a central path to the door. The driveway to the right, leading to the garage, provides ample off road parking and there's also a door to access the kitchen. At the rear, the garden is a delight. Considerable time and effort has been expended on landscaping that manages simultaneously to be smart and practical. A curved central paved area is far more attractive than the usual square of flags. The garden is paved around the perimeter of the property and adjoining garage with an immaculate lawn edged by an attractive and diverse selection of flowering plants, shrubs and trees. It feels deliciously secluded and relaxing.

Mains water, electricity, calor gas CH
Cherwell District Council
Council tax band E
£2,645.01 p.a. 2023/24
Freehold

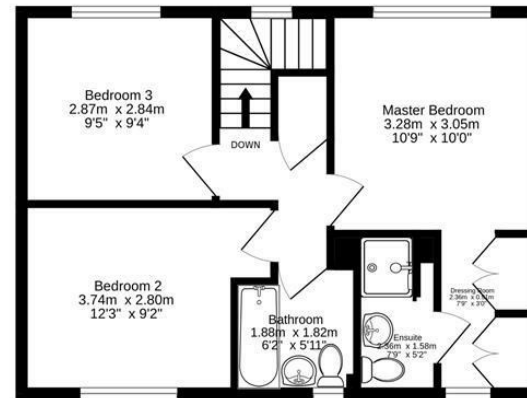




Ground Floor
67.5 sq.m. (727 sq.ft.) approx.



1st Floor
42.7 sq.m. (460 sq.ft.) approx.



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TOTAL FLOOR AREA : 110.2 sq.m. (1186 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		86
(81-91) B	73	
(69-80) C		
(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	

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