





Holly Tree House 10 The Lane, Fritwell, OX27 7QW

Offers Over £550,000

**Lovely, detached, historic cottage in the quietest of locations.**

A period village house with gorgeous views towards fields and the church beyond, with planning in place for expansion/extension. Three beds, lovely new kitchen, new bathroom, double car port! Fabulous view of the church to the rear, lovely quiet location.

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.

Holly Tree House needs careful explanation. When the current owners purchased just a couple of years ago, the house had already received some renovation but this program had halted. Hence our clients have addressed many issues including creating a gorgeous kitchen, renovating the bathroom, and generally elevating the desirability and usability. There are ledge and brace doors, exposed stone, a delightful open fire, and the master bedroom plus top floor bedroom are both absolutely charming spaces which give an indication of what the rest of the property could become. However, there are further improvements that can be made, mainly focusing on expansion but also including maximising the loft space that's already partially developed. There is planning in place to do this, details of which we have attached to the internet advertising.



- Some lovely character features
- Large living room with fireplace
- Beautiful new kitchen
- Lovely new shower room
- Three double bedrooms
- Garden overlooking church
- Parking and double carport
- Planning to extend/improve

Walking through the porch, you enter a broad and extremely attractive hall. Stone, travertine floors and lots of timber really set the scene and raise a smile. On the right, the old utility has been transformed into a very swish and stylish shower room/ cloak room. To the left the main living room is delightful, spacious and characterful with a full set of ceiling timbers above walls that are exposed stone. The fireplace is open, with a wood burner fitted, and to the rear a window seat is the perfect spot to look across the garden. On the other side of the hall, the newly-fitted kitchen offers more of the same. Lovely character stone and timber melds perfectly with a delightful farmhouse-style kitchen that contain a range cooker and a Belfast-type sink. There's also great space for a good sized table and chairs, so it really does offer great dining space. And to the rear of the hallway, the single storey extension offers either a small seating area overlooking the garden, or a place for handy storage. Within the planning granted, this would be replaced in favour of a much more exciting structure - details available upon request.

On the first floor, two bedrooms provide great space. To the left the first of these is bright and light with windows to two sides. The chimney breast comes up through it to one side and next to it there's a curved alcove that could be enclosed to provide a deep cupboard or left as it is now - a great place to put an easy chair. It's a lovely room, and the view to the rear over the fields and church is delightful. Next door, unusually (but for reasons that will become clear!) the bathroom is a "Jack and Jill", ie doors to either side, that link through to the main bedroom and the other staircase. The quality of the fixtures, and the execution of the fitting, is great. A roll top bath with its upward curve to one end offers the perfect excuse for a long soak... Panelling all round, together with the heritage-style suite, give it a classically country cottage feel, as well as being good to use. It is worth noting that if the top floor were to be fully converted to provide two large bedrooms and a bathroom, this configuration would change. The Master bedroom next door is an absolute gem. Approximately the same size as the large reception below, this is a lovely dual aspect room equipped with a range of wardrobes and still featuring the old fireplace. Unusually, the top floor bedroom is accessed by a corner stair. This rises to a large room in the tall eaves which provides excellent space and oozes great character.

Outside, to the front is a stone wall enclosing a pretty front garden that's fully gravelled for ease of maintenance. To the right you will see two double-width stone car ports. The first of these as viewed from the lane was built for use by this house. It is owned by the neighbour simply for the expedience of sharing maintenance, but you therefore have permanent right of use for two cars. Behind the house, the garden is a delightful stretch of lawn running down to a stone wall at the rear, beyond which is a pony paddock and then the gorgeous village church. To the right the fence is woven willow, and on the left it's a Portuguese laurel. The whole space is calm, incredibly quiet and very peaceful. And note that the beautiful new barn-style house built next door has frosted windows, so you are not overlooked.

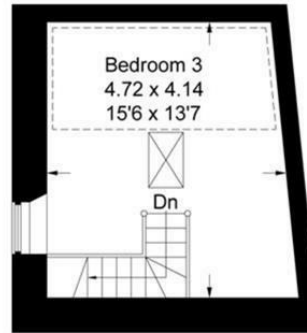
Mains water, electric  
Cherwell District Council  
Council Tax band C  
£1,814 p.a. 2021/22



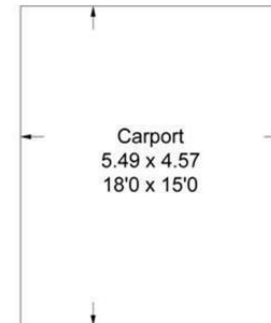




 = Reduced headroom below 1.5m / 5'0



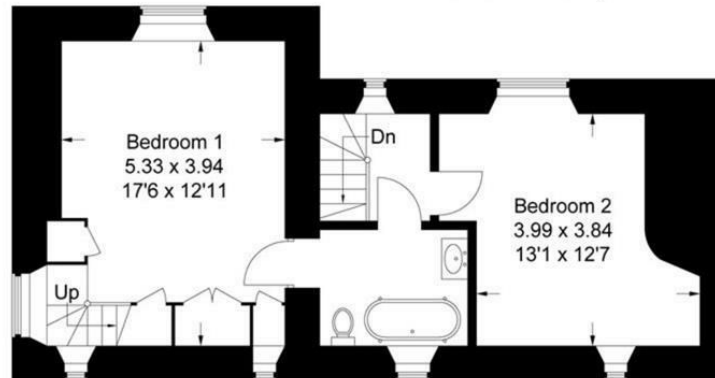
**Second Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Approximate Gross Internal Area (Excluding Carport)  
Total = 135.7 sq m / 1,460 sq ft

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

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

**01869 343600**

#### Important Notice

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