





5 East Street, OX27 7PX

Guide Price £700,000

Few village houses at any price can offer this level of wonderful outdoor space. It's a property fit for any family from new born to grandchildren!

Sitting in a glorious C.1/2 acre garden backing onto fields, a traditional stone house with 2 en-suites, 3 receptions, detached double garage & ample parking. Fantastic village with a shop & a great first school, just a short drive from excellent road & rail links to Oxford, London & Birmingham.

Fritwell is a pretty village dating back to before the Norman Conquest. For a village of about 700 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 - a good level of amenities for a village of this size. Its access is also excellent with the M40 nearby and Bicester rail station to London less than 6 miles away offering a 40 minute London commute. This combined with its situation amid some of the prettiest countryside makes it a great place to live.

East Stone Lodge was bought new by our clients in the late Nineties. It has catered beautifully for family life through all age groups since then, now turning full circle with Grandchildren! We sometimes talk about "generational" houses, being the type that really do accommodate a family through every age group. They are relatively rare, but this is one of them. However, that's just the practicality. Then there's the wonderful view across the gorgeous and lengthy garden towards trees, and beyond which is fields. Those idyllic sunny days with children, dogs (and probably parents) chasing hither and thither never looked better than here...

Sat well back from the lane behind mature front gardens and driveway, the entrance to the house brings you into a bright hallway with a lovely oak floor. Stairs rise off to the right and there are rooms to both sides. On the left the first of three reception spaces is a pleasant dining room that is double aspect with a peaceful view of the mature trees, shrubs and flowers that abound at the front of the house. Just next door, the study is well proportioned and placed as far from the living space distractions as possible.

- A truly glorious garden
- Five ample bedrooms
- Kitchen/ dining room & utility
- Stone-built in a farmhouse style
- 2 en-suites, bathroom & cloak
- Generous parking & garage
- Great natural light throughout
- Three ample reception



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Across the other side of the hall, the living room is wonderful. At just under 20 feet long and 15 feet in depth it's a large space by most measures. The sliding doors plus further window to rear allow a wonderful view of the garden, and in the fireplace is a wood burner providing that lovely, cozy focus on winter evenings. Next door, the kitchen is large and practical. A comprehensive range of modern units include a range cooker as well as providing all the work surface and storage cupboards most will ever need, and there is ample space besides for a large breakfast table and chairs. Off to the side, the utility room also features a door to the garden and a sink, ideal as a boot room for wet dogs (or children...).

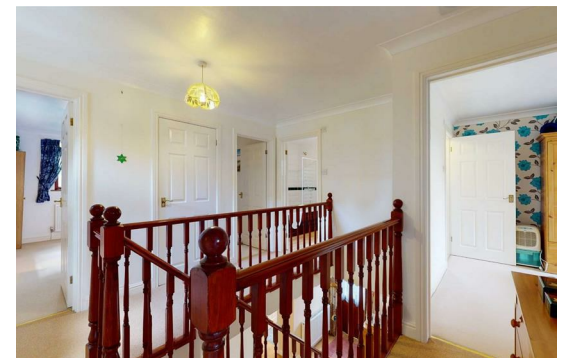
Upstairs, the landing continues the theme of good space and light. Five bedrooms range off it; all provide surprisingly good space and are well proportioned. The largest is equipped with an en-suite, and is really quite ample for the largest of beds with plenty of space spare for wardrobes, chests etc. The view over the garden to the rear is also delightful. Two further bedrooms enjoy this same view, the larger equipped with another en-suite shower room, and the smallest a really useable small double.

Two further bedrooms overlook the front garden and the village lane beyond, which is peaceful with little traffic. Serving all, the bathroom has been refitted in recent years and is equipped with both a shower and a bath, the ideal for family life.

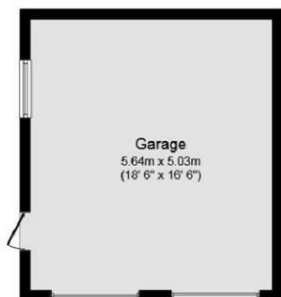
Outside, to the front the entrance leads to just this house and its neighbour. The generous driveway is gravelled and flanked by a stone wall to the front and right, with a wealth of lovely plants running either side of the front lawn up to the door. The double garage is detached, and fitted with power in addition to providing ample eaves storage space in the pitched roof above if desired. To the left side of the house a path runs to the rear, where the terrace runs behind the house to a low stone retaining wall.

From here the expanse of garden seems to go on for ever, interspersed with various pretty planted areas including a wide range of flowers and shrubs. There is also a further terrace to the right and beyond that the lawn is only interrupted by a handful of fruit trees. It's an absolute treat to find a garden so level and long as such things are rare. And the view beyond is equally lovely.

Mains water, drainage, oil c.h.
Cherwell District Council
Council Tax Band G
£3,169-97 p.a. 2020/21







Garage



First Floor



Ground Floor

Total floor area 180.0 sq. m. (1,938 sq. ft.) approx

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

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.

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

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