





The archetypal "Tardis" - so much more lies beyond than the frontage suggests! A pretty cottage with annex, solar power and fabulous gardens

Set in just under 1/2 acre of wonderful gardens backing onto meadows, a pretty village cottage with annex inc solar panels (updated EPC available shortly), detached garage & ample parking. Up to 4 bedrooms, up to 3 receptions (inc 25 ft sitting room), two kitchens plus utility, & gardens to die for.

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.

Jasmine cottage sits on a delightful lane, in a village we know and love. It is a style very much traditional in this area, and all the better for it, with a pretty porch sitting central to the original frontage. Extensions in more recent times have made it much larger and more flexible as suits today's more diverse needs. And for the energy conscious the owner has added a bank of solar panels and a Tesla battery storage that slashes the running costs - further details available upon request. But that's just the house... Where we found ourselves most impressed is the outside space. Sitting in nearly 1/2 an acre, from the extensive parking plus the garage/outbuilding, to the large gardens part of which has been re-sown as wild meadow, it's a fantastic plot of a type rare to find.



The stone porch is brightly lit via a pair of side windows. It provides useful shelter from the elements as you enter the large living room that runs the full width of the main house. To the left the fireplace is very appealing, complete with modern wood burning stove - a lovely asset on any cold day. Light floods into this room, and at the rear sliding glass doors open out onto a pretty terrace. At the back of the living room, another glazed door leads this time into a very pleasant dining room, well proportioned, and ample for the largest and most enthusiastic of Christmases! Behind it, the kitchen has been refitted in a traditional style, with wood work surfaces running around four sides, fitted stainless steel oven, with storage either side. And a neat touch is the roof light overhead, providing masses of natural light.

Beyond, a further door leads into a lobby which contains the heating boiler, and off to the side is a very useful utility room with more than adequate space for your white goods. Another door leads from the left out to the driveway, and this lobby also provides access to the annex. Extending from the back of the house, the annex is able to be fully self-contained if desired. Its kitchen is modern and comprehensively fitted round three sides, with oven, hob, sink etc all fitted. The large bathroom sits opposite, presented in very good condition and as with the kitchen, it's fitted with a roof light overhead. Beyond, the living room features windows either side of the fireplace, in addition to glazed doors at the rear leading out to another terrace. And next to this, what is currently used as a very ample bedroom overlooks that same terrace and garden beyond. It's also usefully equipped with a bank of wardrobes to one wall.

Head upstairs, where the long landing reaches all rooms. First right, the bathroom has been beautifully refitted, with panelling around the walls and both a modern roll top bath and a separate shower. Dead opposite the first of the three upstairs double bedrooms is broad with a pair of windows overlooking the street outside. It's a large room, with cupboards to either end providing huge storage. Next door, a smaller double also contains built-in storage to the connecting wall. At the end of the hall, the final bedroom on this floor is a really ample double bedroom, with a bank of wardrobes down one side. Windows to front and rear provide great light, with the rearmost offering a pretty view down the gardens.





Outside, the space is inviting and extensive. The frontage is mostly enclosed by a low stone wall, topped off with railings. To the left, the driveway heads in under the house to provide generous parking behind, and this of course runs past the various terraces all the way down to the rear garden. Hence the driveway can be as long or short as you wish it to be. Behind the house, a further terrace curves round the right, and beyond this the garage/outbuilding nestles in the corner. This first garden is mostly laid to lawn, edged all round with some beautiful plants and several mature trees. There is even a greenhouse set in the far right corner.

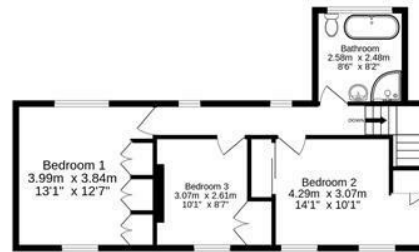
Head through the gap in the rear wall and this takes you first to a wonderful circular gazebo complete with thatched roof, removable canvass sides, and even a heater! It is perfectly placed for peace and relaxation at any time of the year, looking out over the wild meadow flower garden our vendor has created. There are few more lovely gardens we know in these villages. The re-wilding of this meadow has provided a wonderful diversity of flowers, shrubs, herbs, and thereby a diverse mix of wildlife attends on a daily basis. Trees and mature hedges surround all sides, and at the very rear all that occupies the space beyond is paddock land owned by a neighbour.

Mains water, electric, oil CH
Cherwell District Council
Council tax band F
£3,125-92 p.a. 2023/24
Freehold



Ground Floor
128.2 sq.m. (1380 sq.ft.) approx.

1st Floor
51.7 sq.m. (556 sq.ft.) approx.



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TOTAL FLOOR AREA : 179.9 sq.m. (1936 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		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(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 interested@cridlands.co.uk

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