





19 North Street, Fritwell, OX27 7QJ

Guide Price £500,000

A really likeable and interesting cottage that's had masses of improvement work carried out to make the very best of its charms.

At just under 1,400 sq ft, a sizeable 3 bed cottage with a lovely outlook, in a village with shop & school. 23 ft main bedroom (which was once 2 bedrooms, so could be again), separate living & dining rooms, bespoke kitchen, two bathrooms, plus generous parking & garden.

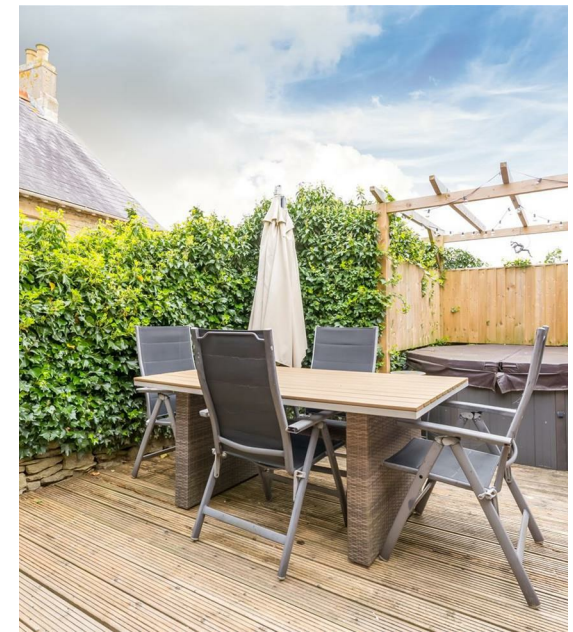
Fritwell is a pretty village dating back to before the Norman Conquest. For a village of less than 500 inhabitants it is fortunate to have a post office and shop plus an award-winning butchers, a Village Hall for community and private events, two churches and a playing field with play and multi-sports 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.

There are some properties that just amuse you, you can't put your finger on why, but you know you want to spend time there. This cottage is one of those. In the time that our clients have owned it, they have made a lot of significant changes – all for the better. From kitchen to bathrooms to flooring to windows, it's all been improved, inspected, tweaked, and generally made a very interesting place to live. The fact that our clients are leaving at all is only driven by a desire to change area and lifestyle completely.

The porch to the front of the house is very bright inside, with windows right and left as well as a part glazed front door. As you walk in, the timber panelling either side of you is warming and attractive, and straight ahead the stairwell rises to the landing, above which you can see wonderful natural light flooding down from a window on the first floor. The first impression is extremely positive. Take a right, and you enter a very charming and characterful sitting room. The proportions are particularly good, which makes placing large furniture in here very much easier than most cottages. The old stone wall is still exposed on the right, as are some of the ceiling timbers above, so it cossets you with that really lovely, historic feeling we all love from a proper village cottage. And there is a wood burner in a stone fireplace, essential for cosy winter nights.

On the other side of the hall the kitchen has been fitted out in very much a cottage style, but with a few individual touches such as bespoke handles and cabinetry. A comprehensive range of timber units are topped off with work surfaces offering plenty of prep space. And there is also a vast cupboard under the stairs, ideal as a generous pantry or just overall storage. A Belfast sink is set into the worktop at the front hence any washing up takes advantage of a lovely view across the garden. Keep going left, and the part panelled hallway meanders off, first reaching the downstairs bathroom (one of two washing facilities this house offers). The modern fixtures include the archetypal heritage-style sanitary ware, and there is a chrome towel radiator to one side. Part tiled, and that includes the floor, it's practical and interesting. Keep following the hall and you come to a further door to the front garden, with several natural recesses that are perfect for boots, coats, shelving etc. And to the rear, the dining room is a great size, with a pair of glazed doors opening onto the rear garden. The space is ample for a large table and chairs, with plenty of room for side table, dresser etc (it currently houses a piano...).

- Large, interesting and fun
- Separate living & dining rooms
- Bespoke kitchen
- Great location
- Bathroom with sep shower
- Pretty gardens
- 23 ft main bedroom
- Further bathroom
- Ample parking



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Head upstairs and the space of this property continues to impress. At the top of the stairs, take a right and you reach a very sizeable double bedroom, with a large, deep built-in wardrobe that runs across the space over the stairs. The timber plank floor feels so right - warm and traditional. And a view to the front is peaceful, with trees and the village lane a view that never gets boring. On the other side of the landing, the smallest of the bedrooms is still very useful. Currently used as a mix of home office and dressing room, it could be an excellent guest or child's room if desired. Carry on to the right, and you reach an enormous bathroom! As you open the door a rather swish roll top bath at the end immediately grabs your attention. To the left, there is also a large, walk in shower. Panelling to the lower half of the walls gives it that extra bit of character and style. The floor underfoot may look like timber, it is in fact vinyl, without doubt the best material as it is the most durable in a bathroom.

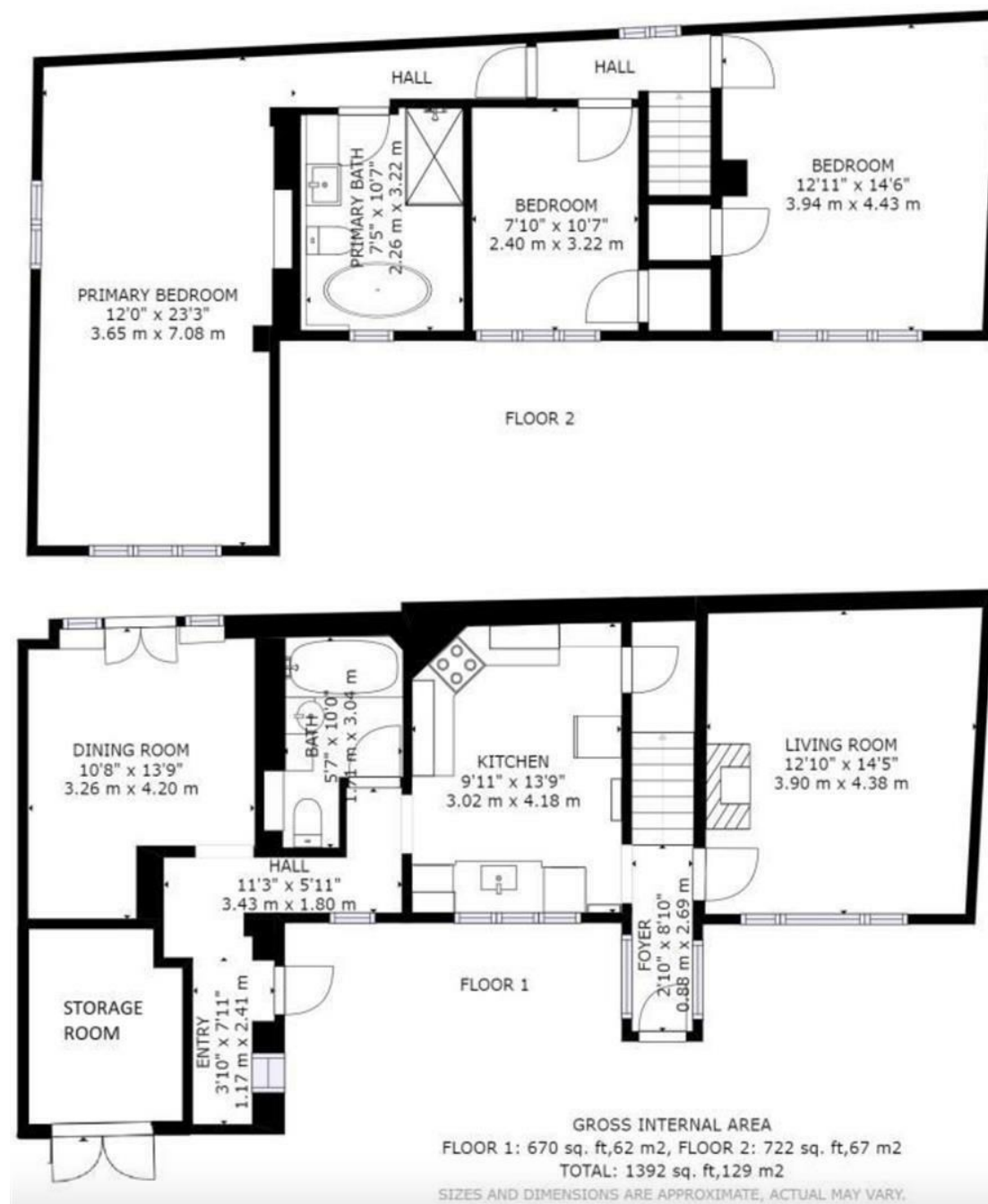
Completing the upstairs is a main bedroom that used to be two separate rooms, hence could be again if you wished. But as one large bedroom space it is enormous... The lovely polished timber floor extends some 23 feet from one end to the other. with windows to the front and the side that ensure it's extremely light. And the layout is such that presently an enormous wardrobe sits to one end dwarfed by acres of floor space before you even reach the king-size double bed! So the possibilities of how to use it are broad. But, personally, we would keep it as it is now, being one of the largest bedrooms we've seen in a cottage of this type.


Looking at the outside of the house, first the rear garden. As it is quite compact, rather than fight the dimensions the vendors have been very clever with its design. Decked for the most part, it is a wonderful sun trap, perfect for summer dining or just a quiet glass of wine with a book. And the rear a pergola has been fitted next to which is an area for a barbecue, and currently the vendors have a hot tub fitted. So it's a deliciously private, secluded, and peaceful space. By contrast, the front garden is much more generous. As the house is wide, so is the garden space. To the left, as the house is set so far back from the lane outside, there is space to park outside the front, either on the official driveway or unofficially on the grass verge. A five bar gate brings you into a gravel driveway for further parking, in front of what used to be the entrance to a full-size garage, but is now a storeroom with double doors on the front. The gravel parking becomes a gravel path that leads to both the entrance doors, framed by railway sleepers that curve round the lawn. To the right of the house a further decked area has been created for seating, next to which is a water feature, next which is a large shed and an outdoor run for rabbits. There are various pretty plants meandering across the borders as well as several trees, and the whole space feels very mature and very relaxed. And opposite there is nothing save some trees and a large meadow/ paddock. Calor gas tanks to the extreme left-hand boundary provide for the heating supply. They are currently unscreened, but could be hidden if you desired. In summary, it's a really pleasant and good sized garden with a lovely position.

Mains water, electric, Calor CH
Cherwell District Council
Council tax band D
£1,900 p.a. 2022/23







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		44
(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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