



A super, spacious modern two double bedroom, stone cottage finished to a high standard with an attractive cottage garden and garage. Located in this popular and very conveniently located village.

1 Covert Close
Fritwell Oxfordshire OX27 7AE

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A super, spacious modern two double bedroom stone cottage finished to a high standard, with an attractive cottage garden and garage. Located in this popular village. The cottage has the benefits of a modern home with; under floor heating on the ground floor, an air source heat pump, wood burning stove, integrated appliances and fitted wardrobes. As you enter the cottage there is the cloakroom adjacent to the stairs and to your left is the fitted kitchen with integrated appliances. The spacious sitting and dining room is at the rear of the cottage with a wood burning stove and French doors to the garden. On the second floor there are two double bedrooms, both with fitted wardrobes and the family bathroom. Outside the front garden is laid to flower beds and a lawn, whilst the attractive rear garden is part walled with a patio, lawn and flower beds. A gate at the end of the garden leads to the garage which is in a separate block and also has a parking space.

SITUATION

Fritwell offers; a well regarded primary school with a village store/butchers/post office. The village has a thriving community with various organised events; pop up pubs, quiz nights, walking groups, scouts, brownies and so on. Fritwell is in catchment for various secondary schools which there is a school bus service. The village is surrounded by glorious countryside and convenient to Junction 10 of the M40 to London, Birmingham and the A34 to Oxford and the South. The thriving market town of Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations, recreational and recruitment possibilities. Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone, Birmingham and Oxford.

AGENTS NOTES

All main services are connected.

Local Authority: Cherwell District Council; EPC Rating: B

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

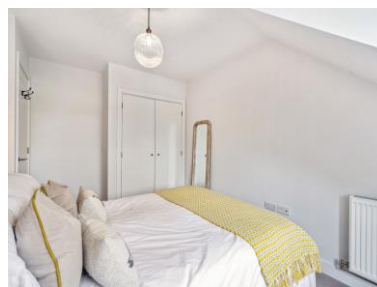
Bicester Market Square 6.2m, Oxford Carfax Tower 22m, London 67.7m, Bicester North Station (London Marylebone from approx. 50 mins) 5.7m, Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.3m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m. All times and distances are approximate.



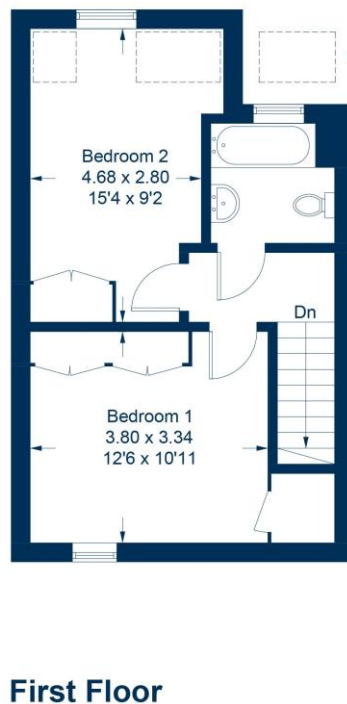
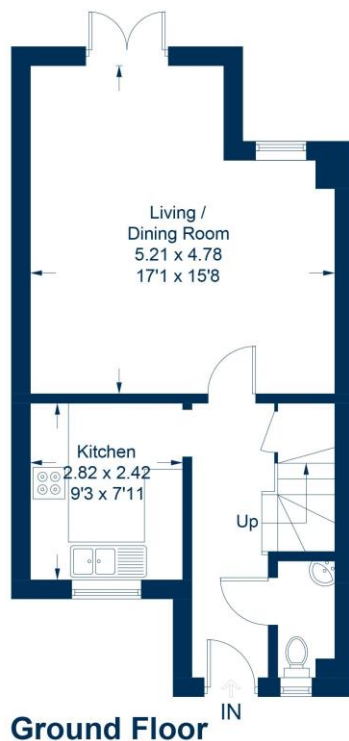


- **Two Double Bedroom**
- **Stone Cottage**
- **Sitting Dining Room**
- **Fitted Kitchen with Integrated Appliances**
- **Cloakroom and family bathroom**
- **Attractive Garden**
- **Garage and Parking**
- **Air Source Heat Pump**
- **Under Floor Heating on the Ground Floor**
- **Wood Burning Stove**
- **Council Tax: C**

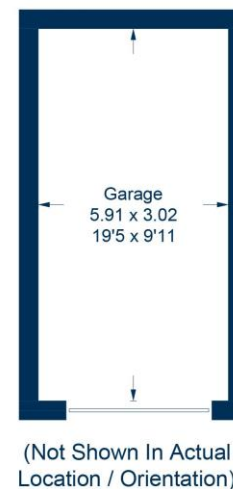
Guide Price £350,000 Freehold



Approximate Gross Internal Area
 Ground Floor = 40.3 sq m / 434 sq ft
 First Floor = 36.5 sq m / 393 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 94.5 sq m / 1,017 sq ft



= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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