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## The Green

Fringford, Bicester, OX27 8DY

Offers In Excess Of £415,000  2  1  1  D  
Freehold



# Green Farm Cottage, The Green

Fringford, Bicester, OX27 8DY

## Offers In Excess Of £415,000



- Pretty 2 bedroom stone cottage
- Grade II listed
- Living room with Inglenook fireplace
- Good size rear garden
- Driveway parking for several cars
- Overlooking village green
- Refitted kitchen and bathroom
- Under floor heating
- Detached studio
- Council Tax Band C

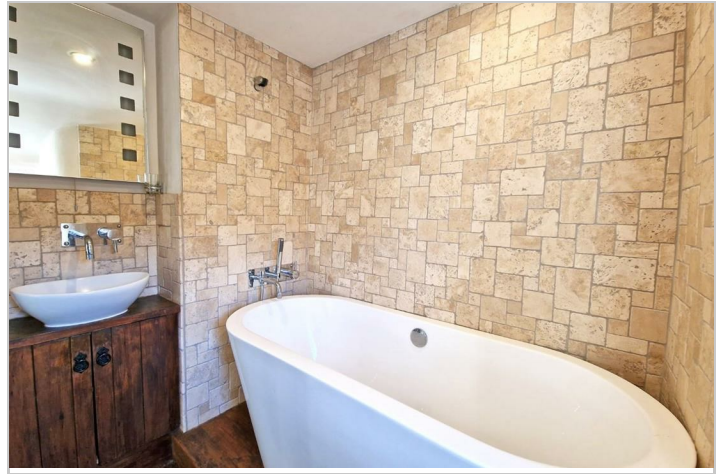
Located in an idyllic location overlooking the village green, this attractive stone built cottage has no onward chain. Formerly the dairy to the attached farmhouse, this Grade II listed cottage contains a wealth of character features including exposed beams, oak flooring and an Inglenook fireplace. The current owner has sympathetically upgraded the cottage throughout to a very high standard creating a tasteful mix of old and new with many modern conveniences including under floor heating to the kitchen and living room. The oil boiler has been replaced and new double glazed windows have been installed.

The covered porch leads into the hall with a cloakroom. The kitchen is fully fitted with new Neff double oven, ceramic hob and extractor hood, solid wood worksurfaces and Travertine tiled flooring. The stunning living room overlooks the front garden and village green and the Inglenook fireplace houses a working wood burning stove. The room opens out into a dining area with exposed brick wall.

The solid oak staircase leads to the landing with two bedrooms, both of which have built-in wardrobes and oak flooring. The bathroom has been totally refurbished with a high quality white suite with shower over the free standing bath.

The pretty cottage is enclosed by a white picket fence at the front and is accessible via a drive down the side of the green. There is ample gravelled parking for several vehicles and a further lawn area to the side. The enclosed south-westerly facing rear garden has a large raised decking area and remote control lighting. To the rear is a substantial detached studio which has been reroofed and has potential to be converted to a home office or gym.

Fringford is a truly picturesque, tranquil and unspoiled village with old origins. Amenities include a pub, church, playgroup and highly regarded primary school. Local independent schools include Akeley Wood, Beachborough, Oxford High and Stowe.



## Road Map



## Hybrid Map



## Terrain Map



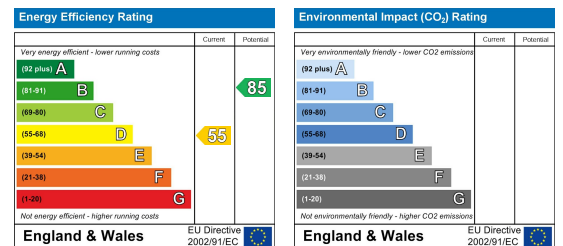
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.