



Rectory Lane, Fringford, OX27 8DT
£825,000 Freehold

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Nestled beside the former Victorian village school in the picturesque village of Fringford, this detached stone property dates back to 1866 and is steeped in local history. Formerly the residence of descendants of 'Mad King George's' Physician and later on home to the village school headmaster.

Over the years the current owners have sympathetically extended the property, adding modern conveniences such as double glazing and oil central heating, whilst retaining all the period charm.

The Old School House boasts approximately 1900 sq ft of accommodation and many of the well proportioned rooms are dual aspect. On entering the property the stone porch opens into a spacious dining room which in turn flows into the large kitchen/breakfast room forming the centre of the house. The living room contains a feature cast iron fireplace with multi burner in situ and French doors to the garden. The kitchen also connects to a utility room of considerable size, cloakroom and dual aspect study/craft room which could lend itself to a potential annex. The first floor landing contains a feature porthole window, a family bathroom and four large double bedrooms. Bedroom 1 overlooks the sunny rear garden and has the benefit of an en-suite shower room.

The striking property is approached via a gravel driveway with ample parking for up to four cars. The southerly aspect enclosed rear garden contains a 12' x 12' workshop, lawn to two sides, flower beds, a patio area and a variety of fruit trees including damson, quince, blackberry and apple.

Fringford is a historic village epitomised in Flora Thompson's Lark Rise to Candleford. There is a thriving primary school, church, pub with restaurant, coffee shop and local cricket team. There is also a daily bus service to nearby Bicester (excluding Sundays). Both Bicester train stations and Junctions 9 and 10 of the M40 are all within easy access.









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. 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.



Total area: approx. 175.3 sq. metres (1886.4 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	42
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bicester -
01869 321999 <http://www.hunters.com>

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