

6 ARDLEY ROAD
FEWCOTT

BRECKON.CO.UK

6 Ardley Road, Fewcott

Bicester, OX27 7PA

Occupying a generous plot in the peaceful village of Ardley, this characterful 3 bedroom semi-detached property is sold with planning permission for a double-storey extension, offering scope to create a fantastic family home.

Set back from the road and accessed via a gated driveway with parking for several cars, the main entrance to the property leads to a smart recently redecorated lounge with log burner set in the original fireplace. This is a lovely comfortable space overlooking the large front lawn area. Next door is the dining room, also recently redecorated. Both rooms have been recarpeted and feature classic cast iron radiators and original 1930's doors.

The kitchen to the rear is functional and is intended to become the utility room once the extension is completed. This leads to a utility room and original w/c. The approved plans include the the demolition of this building and addition of a wonderful double storey extension providing a spacious kitchen/diner and additional living area on the ground floor, as well as single storey extension to include a w/c. Upstairs the extension will offer a large master suite with ensuite.

Guide Price: £400,000

 3

 2

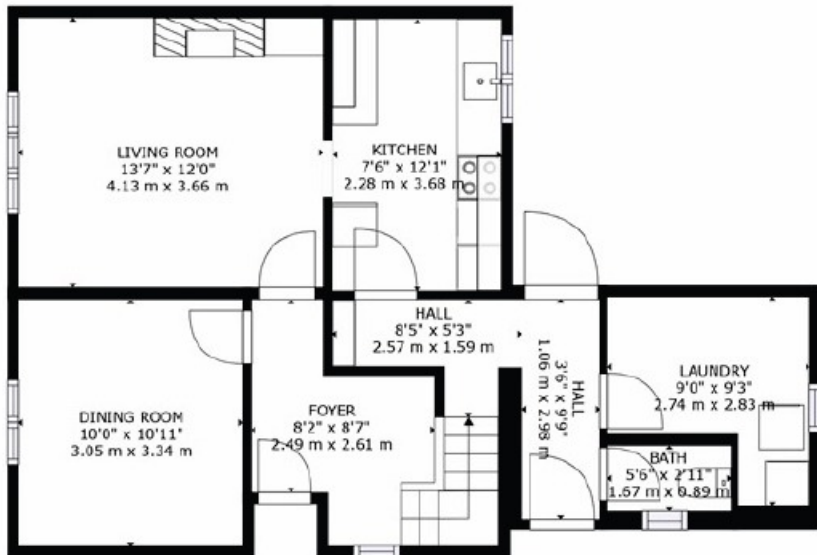
 1



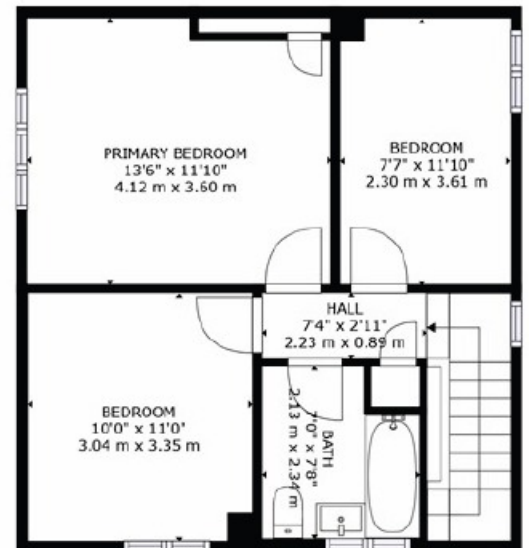
Front and rear gardens







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 628 sq. ft. 58 m², FLOOR 2: 497 sq. ft. 46 m²
 TOTAL: 1125 sq. ft. 104 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:

D

Local Authority

Cherwell District Council

Parking

Garage & Driveway parking for several vehicles

6 ARDLEY ROAD
 FEWCOTT
 OX27 7PA

Energy rating

D

Valid until
27 October 2030

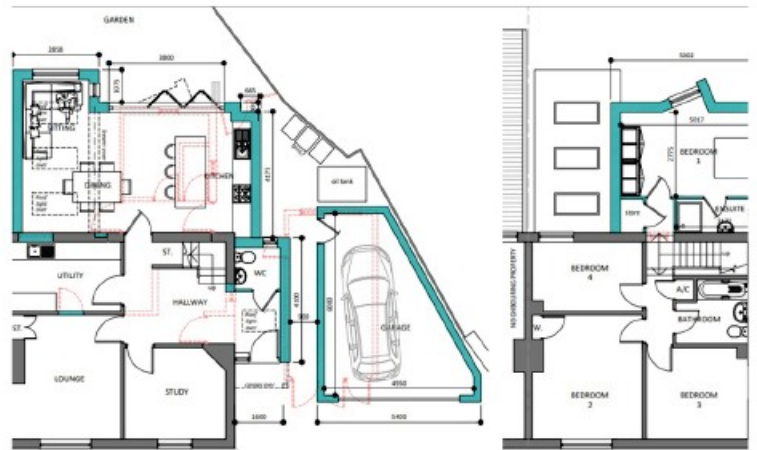
Certificate number
9330-9020-1009-0082-1222

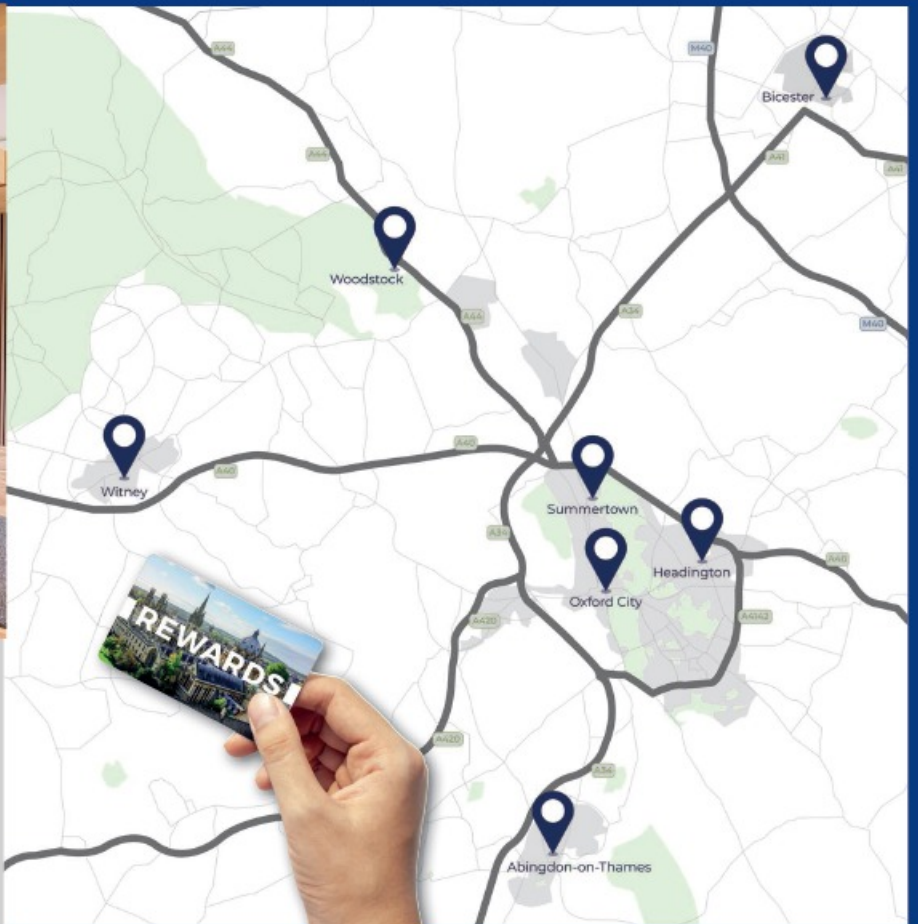
IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

“Location comment”

The village of Ardley is surrounded by lovely rolling countryside and has an active local community with village hall, football pitch, playing fields and an excellent children's play area, just round the corner from the house. There is a good primary school, shop, and post office in the adjacent village of Fritwell.

The transport links are exceptional with M40 junction 10 just a 4 minute drive away, and Bicester North mainline station with a fast train to London Marylebone just 4 miles away.





Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Bicester Sales & Lettings

30 Market Square
Bicester
Oxfordshire
OX26 6AG

t: 01869 242423
e: bicester@breckon.co.uk



FROM LEFT:
Maxine Reynolds, Laura Conaty

BRECKON REWARDS

Scan to find out more!



naea
propertymark

PROTECTED

Summertown

t: 01865 310300 (sales)
t: 01865 201111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244735 (sales)
t: 01865 201111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750200 (sales)
t: 01865 763999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550550 (sales)
t: 01235 554040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811881 (sales)
t: 01993 810100 (letting)
e: woodstock@breckon.co.uk

Witney

t: 01993 776775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

New Homes

t: 01865 261222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 201111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310300
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947