



A delightful three bedroom detached stone-built period cottage that has been extensively refurbished to provide contemporary living space, whilst retaining many character features, with the additional benefit of a brand new double bay carport and planning permission to extend to the rear.

Holly Tree House is an attractive period cottage that has an abundance of character features that has been tastefully refurbished by the present owners to offer contemporary living space and flexible accommodation arranged over three floors in the heart of a desirable Oxfordshire village.

Leading off the entrance hallway is the sitting room, which boasts exposed stone walls, exposed beams, a pretty window seat, and a stone-built fireplace with a wood-burning stove, making for a super room for cosy evenings and family gatherings alike.

The kitchen/breakfast room is fitted with a generous number of Shaker style floor and eye level units, a Belfast sink, integrated appliances and space for a range cooker.

Whilst there is plenty of space for a table and chairs, planning permission has been granted to extend the current footprint to the rear and provide doors to the attractive rear garden.

A utility room to the rear of the property provides plenty of storage for all those muddy boots and coats, there is also a door to the rear garden.

A W.C. and walk-in shower complete the ground floor accommodation.

On the first floor, the master bedroom has a lovely feel, with exposed stone walls, fitted wardrobes, a feature fireplace, and a pretty window seat from where you can enjoy views over the rear garden and paddocks beyond.

Stairs to the second floor are off the master bedroom where there is a third bedroom. The proposed plans to extend the ground floor and move the stairs will provide separate access to the third bedroom and potential fourth bedroom.

A second bedroom and family bathroom with a roll-top bath complete the first floor.

Outside the property has driveway parking to the front and a right to park in a brand new double bay carport.

The rear garden is laid to lawn with a westerly aspect and enjoys far-reaching views over paddocks and the village church.

There is side access to the garden to the left-hand side of the property.

The vibrant village of Fritwell is approximately 6 miles North West of Bicester. Junction 10 of the M40 is a few minutes' drive away and offers

commuter access to London, M25 and Birmingham.

This gem of a village, with very little passing traffic, has a real community feel with various activities for all ages including the village hall, playing fields, a playgroup and a scout hut. The village shop is nearby offering a Post Office and butchers.

Bicester has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station provides a further route to London Marylebone.

The A41, A43 and A34 are all within easy reach and the well-regarded Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is just a few minutes walk from the town centre.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Sitting Room, W.C and Shower, Utility Room.

First Floor - Master Bedroom With Fitted Wardrobes and Access To Bedroom 3, Second Bedroom and Family bathroom.

Second Floor - Third Bedroom.

Services - Mains Water, Mains Drainage, Underfloor Heating in The Hallway, Kitchen, Ground Floor Shower Room, and Second Bedroom.

Local Authority - Cherwell District Council.

Agents notes - Planning Permission Has Been Granted To Move The Staircase, Extend The Kitchen and Provide new Access To Bedrooms 3 and 4

Planning Reference: 19-00408-F





Approximate Gross Internal Area (Excluding Carport)


Ground Floor = 66.4 sq m / 714 sq ft

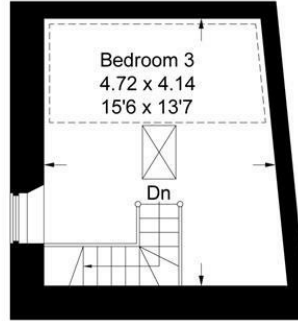
First Floor = 49.8 sq m / 536 sq ft

Second Floor = 19.5 sq m / 210 sq ft

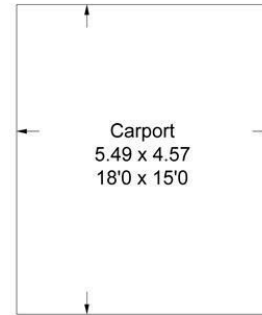
Total = 135.7 sq m / 1,460 sq ft



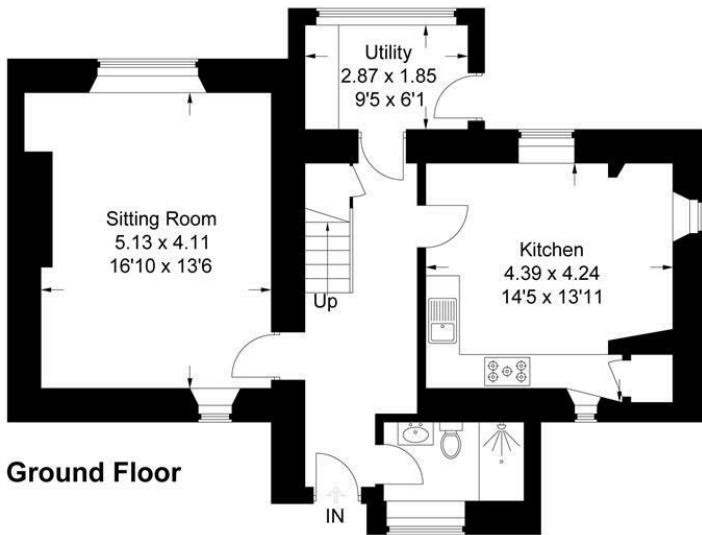
 = Reduced headroom below 1.5m / 5'0"



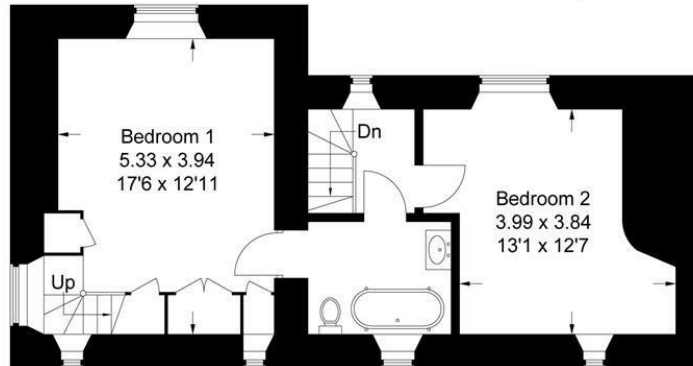
Second Floor




(Not Shown In Actual Location / Orientation)




Ground Floor



First Floor

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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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